

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 3

Area C- Uran

List Cards No: 75 to 118

by
the Pillais College of Architecture Research Cell
New Panvel

for
the MMR Heritage Society
Mumbai





Mahatma Education Society's
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Part 3

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Area wise Index of the Listed Structures and Sites

Area- A- Villages

Area- B- Panvel

Area- C- Uran

Area C] Uran

Card No.	Common Ref. No	Map No.	Map Reference	Name of Property
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Deulwadi and Extended Surroundings

75	UN 1	5	F3	Vitthal Mandir
76	UN 2	5	F3	Sangameshwar Mahadev Mandir
77	UN 3	5	F3	Urnavati Devi Mandir
78	UN 4	5	F3	Vitthal Rakhumai Mandir
79	UN 5	5	F3	Balaji Mandir
80	UN 6	5	F4	Datta Mandir
81	UN 7	5	F4	Hanuman Mandir
82	UN 8	5	F4	Ganesh Mandir
83	UN 9	5	F4	Lakshmi Narayan Mandir
84	UN 10	5	G4	Ram Mandir
85	UN 11	5	F4	Bimala Talav

Masjid Mohalla

86	UN 12	5	G5	Jama Masjid, Uran
87	UN 13	5	G4	Havabibi Hospital
88	UN 14	5	G5	Tungekar Manzil
89	UN 15	5	G5	Esmail Bhaiji House
90	UN 16	5	G4	Mukri House
91	UN 17	5	G5	Mukri Manzil
92	UN 18	5	G5	Thakur House
93	UN 19	5	G4	Moosa Manzil
94	UN 20	5	G5	Citizen High School
95	UN 21	5	G4	Bakshi House
96	UN 22	5	G4	Nerekar House

Vani Aali

97	UN 23	5	F4	Kanya Shala
98	UN 24	5	F4	Jain Satsang
99	UN 25	5	F4	'Bhagwan Bhavan', Sarvaiya House

Bhiwandiwala Estate

100	UN 26	5	E3	Bhiwandiwala Estate, Bldg No.1
101	UN 27	5	E3	Bhiwandiwala Estate, Bldg No.2
102	UN 28	5	E3	Bhiwandiwala Estate, Bldg No.3
103	UN 29	5	E3	Bhiwandiwala Estate Gate

Card No.	Common Reference No.	Map No.	Map Reference	Name of Property
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Uran- Mora Road

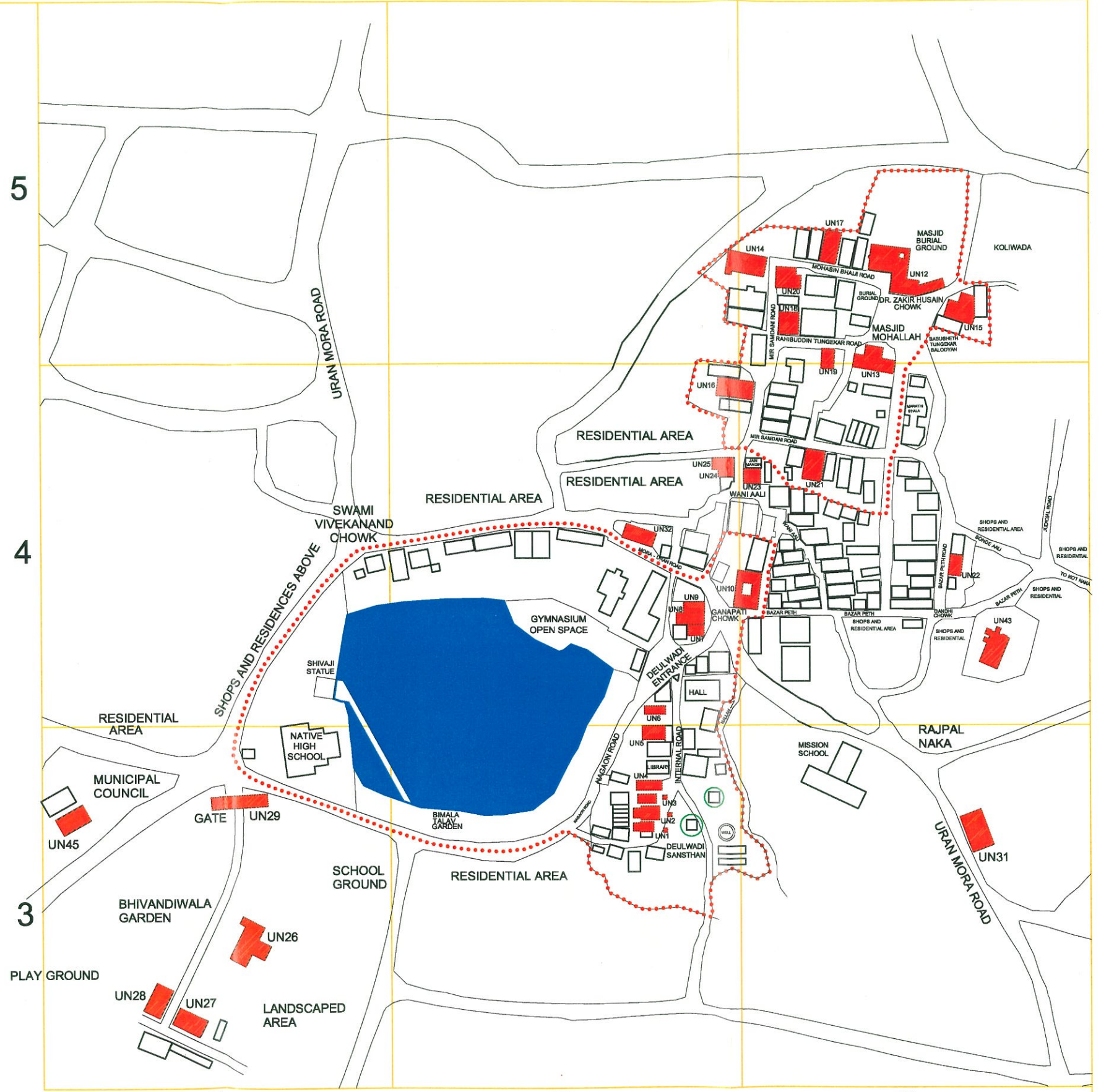
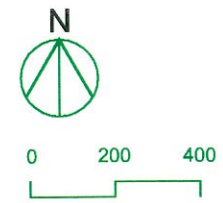
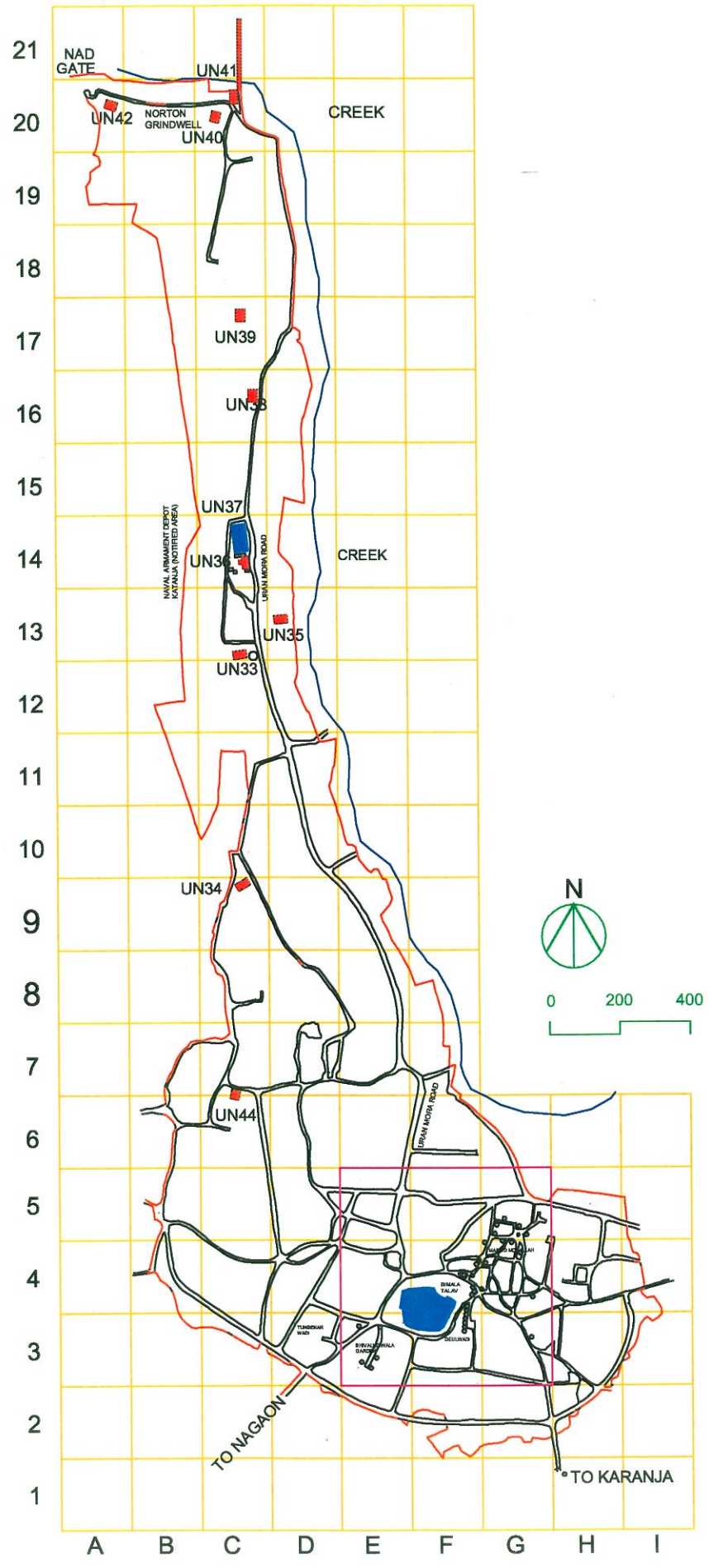
104	UN 31	5	G3	Rice Mill, Uran Mora Road
105	UN 32	5	F4	Government Dispensary
106	UN 33	5	E9	Aziz Water Works No.1
107	UN 34	5	C9	Salt Commissioner's Residence
108	UN 35	5	D12	Salt Commissioner's Office
109	UN 36	5	C14	Bhawara Masjid
110	UN 37	5	C15	Bhawaraa Talav (Garden Tank)
111	UN 38	5	C15	Ganesh Mandir, Uran Mora Road
112	UN 39	5	C17	Ekvira Devi Mandir, Uran Mora Road
113	UN 40	5	C20	Custom's Chowki, Mora
114	UN 41	5	C20	Mora Pier
115	UN 42	5	A20	Umrigar Agiyari, Mora

Others

116	UN 43	5	G4	Church of our Lady of Purification
117	UN 44	5	C7	Shekhar Mhatre House, Boripakhadi
118	UN 45	5	E3	Municipal Council Building

Note:


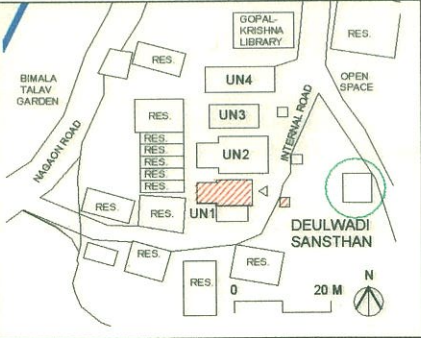
Structure Number UN 30 has been deleted from the list as it has been demolished since the last report.



MAP NO. 5
BASE MAP OF URAN TOWN

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	Common Ref No: UN1	
	Card No. 75	
	Ward (Part) : 5	
	CS No./House No.: 155	
	Plot Area	
	B U Area	
	Date: 05.10.02	
	Record by: Sanjay/Sarvesh	
	Review by: Smita Dalvi	
	Int yes Ext yes	
Photo Ref: U4, U5		

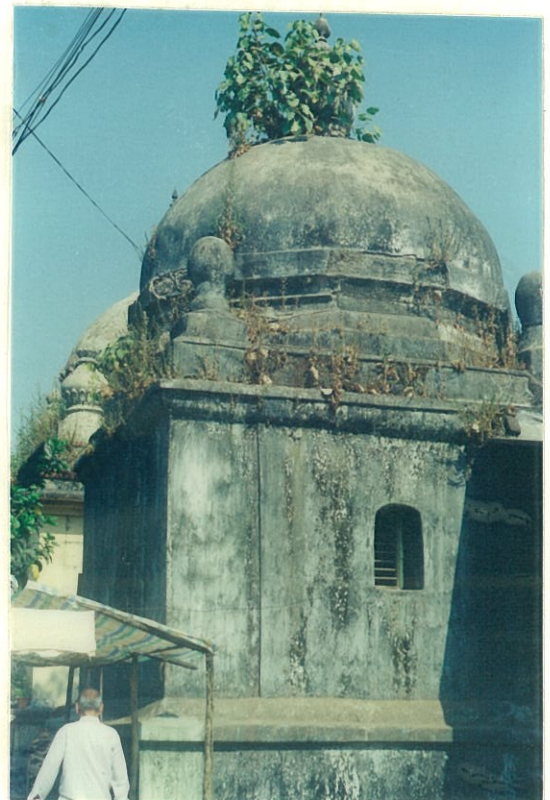
1.0	Denomination		
1.1	Name of Premises	Vitthal Mandir, Deulwadi.	
1.2	Earlier Name	Vitthal Mandir, Deulwadi	
1.3	Built In	1850	Extension Date (If any)
2.0	Access		
2.1	Main	Ganapati Chowk, Uran Mora Road	
2.2	Subsidiary	Deulwadi internal road	
3.0	Ownership pattern		
3.1	Present	Phatak family, Mumbai	
3.2	Past	V. N. Phatak	
3.3	Status	Owner	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.2	Usage	Daily	
5.0	Significance & Value Classification		
5.1	Townscape (Manmade)	Temple nests within the Deulwadi Mandir Sansathan, which is located along the Bimala Talav on its west. Deulwadi Sansthan is formed of group of six temples and few residences.	
5.2	Architectural Description	The temple has pitched roof over the sabhamandapa and hemispherical dome over the girbhagriha. Solid walls on three sides with semi-open facade with an infill of MS round bars.	
5.3	Intrinsic	One of the oldest temples of Uran.	
5.4	Value Classification	Cul,Grp,Ar,Per	Recommended Grade III
6.0	Topography		
6.1	Floors	Ground	
7.0	Construction		
7.1	Plinth	900 high stone masonry plinth recently painted in lime, with the plinth steps located in the centre.	
7.2	Walls	Both the Sabhamandapa and the Garbhagriha are finished with coloured mosaic tiles.	
7.3	Floor	The Garbhagriha is finished with black stone slab, while the Sabhamandapa is finished with white marble.	
7.4	Stairs	None	
7.5	Openings	2 small arched windows in the girbhagriha. The main door is with double leaves and infilled with MS vertical rods up to the bottom of the roof truss. The door is centrally located on the open facade with a similar infill. Two windows on the sidewalls of the sabhamandapa at 1000 sill height. Both the openings with TW frame timber panels with MS rod grill. The roof truss is spanned across with TW jaali.	
7.6	Roofing	The sabhamandapa is covered using timber frame Mangalore tile hipped sloping roof supported on rafters & purlins. A hemispherical dome on square base converted into an octagon using arches, covers the Girbhagriha, finished in lime work.	
7.7	Articulation	The idols are placed on a raised platform and the platform as well as flooring in Garbhagriha and sabhamandapa is finished with coloured mosaic tiles.	
7.8	Finishes	Internal walls are lime plastered and painted. The front MS vertical rods are painted in oil paint. The TW framework for the truss is left unfinished.	
7.9	Interiors (Movable & Immovable)	The wall separates the Sabhamandapa from the girbhagriha with a centrally located low height opening, with a TW door. The idol of Vitthal & Rakhumai is in black stone. The idol of Ganesha, in marble was added later.	
7.10	Compound/ Fence / Gate	Compound walls within Deulwadi Sansthan Premises do not exist.	
7.11	Curtilege / Unbuilt space / Out buildings / landscape	A 6.50 m high 'deepastambha' stands over a 750 high stone affronting the facade. The front open space is paved with shahabad stone. A small bund wall with built in seating in brick abuts the temple on the right. The temple structure directly opens on the road outside on east	

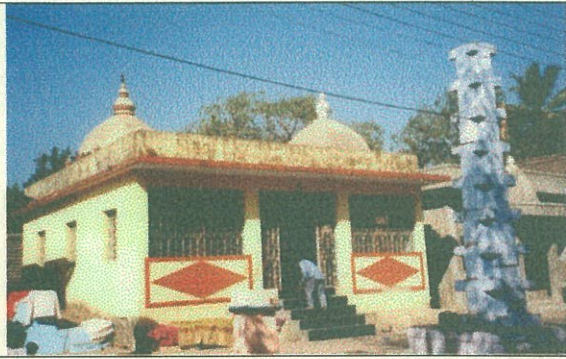
8.0	Services & Utilities	
8.1 Lighting	Natural light through windows; artificial lighting by tube-lights	
8.2 Ventilation	Natural cross ventilation through doors & windows; mechanical with fans	
8.3 Electricity	MSEB	
8.4 Water Supply	Municipal	
8.5 Drainage (Plumbing and Sanitation)	Municipal lines	
8.6 Fire precaution	None	
8.7 Other (HVAC/BMS/ Security Systems)	None	
9.0	Condition	
9.1 Plinth	Good in line and level	
9.2 Walls	Good. No obvious damage	
9.3 Floor	In good condition.	
9.4 Stairs	N.A.	
9.5 Openings	The edges are well maintained; TW panels maintained in good condition; TW panelled door painted and are in good condition	
9.6 Roofing	The timber frames on the front facade of the roof truss is weathered in few places, but generally sound. The Eave boards are in good condition. The dome is infested with vegetative growth on the top.	
9.7 Articulation & Finishes	Fair	
9.8 Services	Fair	
9.9 Outbuildings	Condition of adjoining room is fair. Deepasthamba in good condition located opposite the entrance of the temple.	
9.10 Overall condition	Fair	Maintenance level Fair
10.0	Transformation	
10.1 Form	The original form of the temple is left unaltered. A lean to residential space has been added.	
10.2 Structure	A small room in brick masonry with lean to roof in corrugated roofing sheet added later on western side of sabhamandapa is a residence of the care taker of the temple.	
10.3 Articulation & Finishes	The platform for Idols is finished with mosaic tiles. The outer plinth steps are finished with ceramic tiles.	
11.0	DP Remarks / Perceived Threats	
	No perceived threats. Vegetation over the dome could pose a threat to the roof in the near future. Regular maintenance of property is necessary.	
12.0	Additional Notes / References / Documents Available	
	Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran	

Front elevation of Temple with Deepasthamba in the front

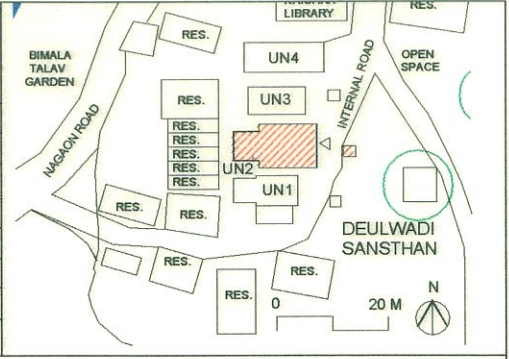


View of the Garbhagriha and the Dome from South





Common Ref No: UN2
Card No. 76
Ward(Part): 5
CS No./House No.: 154
Plot Area
B U Area
Date: 05.10.02
Record by: Sanjay / Sarvesh
Review by: Smita Dalvi
Int yes Ext yes
Photo Ref: U4, U5, U10



1.0	Denomination	
1.1	Name of Premises	Sangameshwar Mahadeo Mandir, Deulwadi
1.2	Earlier Name	Sangameshwar Mahadeo Mandir, Deulwadi
1.3	Built In	1860
	Extension Date (If any)	1986 reconstruction of sabhamandapa
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	From Deulwadi Road
3.0	Ownership pattern	
3.1	Present	Sangameshwar Mahadeo Devasthanam Jirnodhar Trust
3.2	Past	Ramjee Mahadeo, Subhedar
3.3	Status	Trust
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Temple nests within the Deulwadi Mandir Sansthan, and is located along the Bimala Talav on its west. Deulwadi Sansthan is formed of group of six temples and few residences.
5.2	Architectural Description	Ancient construction & architecture seen in the Main Garbhagriha with bulbous dome with petal foliage. Sabhamandapa in RCC flat roof over brick construction. Sabhamandapa enclosed by low walls of 900 high and on sill ms grills are installed between columns, beams above at lintel level. Projection of roof slab beyond external wall surface forms a weather protection to the ms grill openings. Deepasthamba is located on the right side of the temple entrance in the front open space which is constructed in brick masonry with brick projections to keep the oil lamps on Deepasthamba. Deepasthamba is finished with lime plaster and white washed.
5.3	Intrinsic	This temple is non-monumental, privately built, a place of worship in typical Konkani style. Sabhamandapa was reconstructed in 1987 with RCC beam column type frame structure with roof slab. This Temple was constructed by Ramjee Mahadeo, representative of Ahilyabai Holkar during his tenure (1860-1872) he constructed this temple in Uran
5.4	Value Classification	Cul, Grp, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground
7.0	Construction	
7.1	Plinth	900 high stone masonry plinth, with the plinth steps in granite situated in centre.
7.2	Walls	Garbhagriha is constructed in 750 thk stone masonry painted in enamel. The Sabhamandapa is in 230-thk brick masonry finished with plaster and paint. The entrance facade is semi open wall with decorative MS grills.
7.3	Floor	The Garbhagriha is finished with black stone slab, while the Sabhamandapa is finished with white marble.
7.4	Stairs	N.A.
7.5	Openings	The main door is with double leaves and decorated with MS jaalis up to the floor. It is centrally located on the open façade flanked by two windows on its either sides. A stone doorway frames the entrance to the inner sanctum. This door is double leaved, T.W framed with M.S rods. One small window with jaali serves as the only source of natural ventilation for the Garbhagriha. There are three windows on the sidewalls of the sabhamandapa, having jaalis similar to those seen on the main door.
7.6	Roofing	The Garbhagriha bears a bulbous dome with petal foliations, with the Sabhamandapa being covered with a flat RCC slab.

7.7 Articulation	The wall of the Garbhagriha is painted in enamel. Decorative niches are provided to hold the idols. Two columns carved in stone with a 'toran' above them flank the doorway to the Garbhagriha. Two 'Dwarpals' guard the doorway. Large portraits of Lord Shiva adorn the walls of Sabhamandapa. There are few old bells hanging in Garbhagriha.
7.8 Finishes	Internal walls are lime plastered and painted. The front MS decorative jaalis are painted in oil paint.
7.9 Interiors (Movable & Immovable)	The wall separates the Sabhamandapa from the Garbhagriha with a centrally located low height opening. The inner walls of the Sabhamandapa are finished in lime. The supporting columns and the external wall of the Garbhagriha are finished in ceramic tiles. The idol of Nandi in black stone is placed on a 450 high stone platform. The idol of Lord Sangameshwar is in black.
7.10 Compound/ Fence / Gate	None
7.11 Curtilege / Unbuilt space / Out buildings / landscape	A 7 M. high 'Deepasthamba' stands over a 500 high stone affronting the façade. The front open space is paved with shahabad stone. A small bund wall with built in seating in brick abuts the temple in the front on both the sides of the steps. A tulsi vrindavan is located on the left of the entrance steps.
8.0	Services & Utilities
8.1 Lighting	Natural light through windows; artificial lighting by tube-lights
8.2 Ventilation	Natural cross ventilation through doors & windows; mechanical with fans
8.3 Electricity	MSEB
8.4 Water Supply	Municipal
8.5 Drainage (Plumbing and Sanitation)	Municipal lines
8.6 Fire precaution	None
8.7 Other (HVAC/BMS/ Security Systems)	None
9.0	Condition
9.1 Plinth	Good in line and level
9.2 Walls	Good. No obvious damage
9.3 Floor	Renovated in 1986 with marble floor tiles.
9.4 Stairs	N.A.
9.5 Openings	MS grill painted and is in good condition
9.6 Roofing	Good
9.7 Articulation & Finishes	Fair
9.8 Services	Good
9.9 Outbuildings	Deepasthamba is white washed
9.10 Overall condition	Good
	Maintenance level Good
10.0	Transformation
10.1 Form	The original form of the structure is now altered with the addition of the Sabhamandapa.
10.2 Structure	No visual changes.
10.3 Articulation & Finishes	The external walls of the garbhagriha are finished with ceramic tiles.
11.0	DP Remarks / Perceived Threats
	No immediate threat to the structure. The reconstruction of the temple has been carried out without realising the Intrinsic value of the original structure. This structure is considered while listing the structures because it has been identified as one of the several religious structures of Deulwadi Precinct.
12.0	Additional Notes / References / Documents Available
	Information gathered from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan and city survey map of Uran

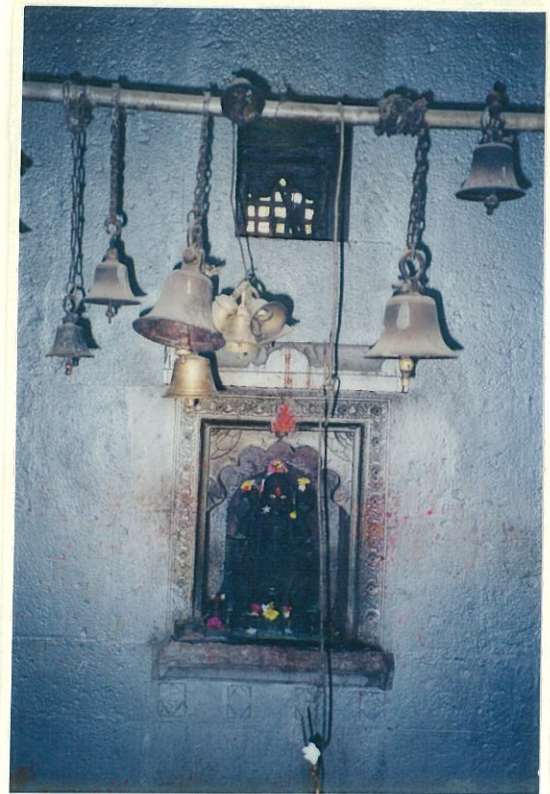


**View of Dome and Garbhagriha
From south**

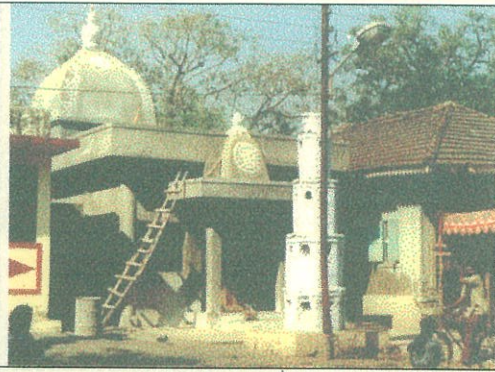
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Card No.	76
Name of Property	Sangameshwar Mahadeo Mandir, Deulwadi



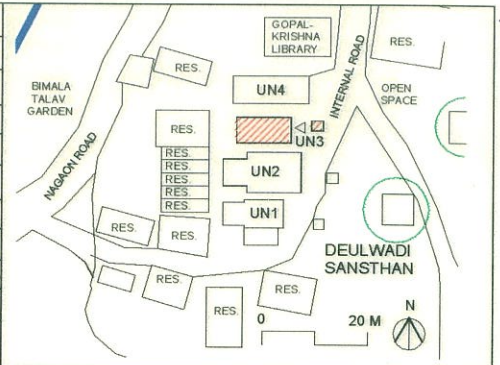
**Entrance to Garbhagriha from
Sabhamandapa**



Interior view of Girbhagriha



Common Ref No: UN3
Card No. 77
Ward(Part): 5
CS No./House No.: 153
Plot Area
B U Area
Date: 05.10.02
Record by: Sanjay/Sarvesh
Review by: Smita Dalvi
Int yes Ext yes
Photo Ref: U4

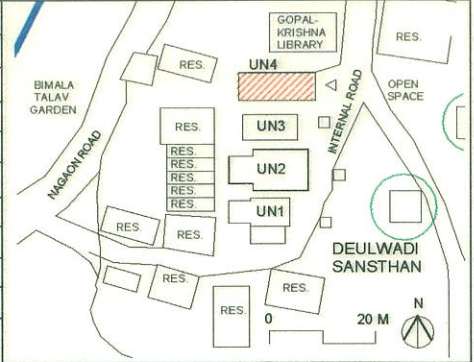


1.0	Denomination			
1.1	Name of Premises	Uranavati Mandir, Deulwadi		
1.2	Earlier Name	Uranavati Mandir, Deulwadi		
1.3	Built In	1860		
		Extension Date (If any) 2001-03 reconstruction in RCC		
2.0	Access			
2.1	Main	Ganapati Chowk, Uran Mora Road		
2.2	Subsidiary	Deulwadi internal Road		
3.0	Ownership pattern			
3.1	Present	Koli Samaj , Mora		
3.2	Past	Koli Samaj , Mora		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.2	Usage	Daily		
5.0	Significance & Value Classification			
5.1	Townscape (Manmade)	Temple nests within the Deulwadi Mandir Sansathan.		
5.2	Architectural Description	Temple constructed using RCC beam column frame structure and RCC dome over Garbhagriha. All openings have RCC chajja for weather protection. All doors and windows are in TW frame with TW panel shutters for windows and Commercial flushed shutters for Doors.		
5.3	Intrinsic	Original idol was installed and temple was constructed in typical Konkan style by Agaree community of Karanja. Later Koli Samaj of Uran reconstructed the temple in the form that we see today. At present the original idol is kept on the platform around banyan tree opposite the reconstructed temple.		
5.4	Value Classification	Cul, Grp <table border="1" style="display: inline-table;"><tr><td>Recommended Grade</td><td>III</td></tr></table>	Recommended Grade	III
Recommended Grade	III			
6.0	Topography			
6.1	Floors	Ground.		
7.0	Construction			
7.1	Plinth	300 high plinth in brick and stone.		
7.2	Walls	The girbhagriha and the Sabhamandapa are in 230 thk brick walls with cement plaster		
7.3	Floor	The girbhagriha and the Sabhamandapa are finished with granite flooring		
7.4	Stairs	None		
7.5	Openings	The centrally located main entrance door is double leaved TW framed with Infill of SS grills. Two windows on the front façade and two windows on the side walls (with chajjas above) serve the necessary ventilation to the temple		
7.6	Roofing	The girbhagriha bears a Kalasha in RCC, and a flat RCC slab over the Sabhamandapa and the entrance porch again bearing a smaller replica of the Kalasha		
7.7	Articulation	No original remains observed except the Deepasthamba in front of the entrance porch of the temple.		
7.8	Finishes	The internal walls are in cement plaster and in an unfinished state		
7.9	Interiors (Movable & Immovable)	The recently installed stone idol of Shitaladevi rests on a granite platform 300 high. The inner walls are finished in plaster.		
7.10	Compound/ Fence / Gate	Compound wall does not exist.		
7.11	Curtilege / unbuilt space / out buildings / landscape	About 7.0 m high 'deepastambha' over a 300 high stone affronting the façade. The front open space is paved with shahabad stone.		
8.0	Services & Utilities			
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights		
8.2	Ventilation	Natural cross ventilation through doors & windows; mechanical ventilation with fans		

8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage (Plumbing and Sanitation)	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Good in line and level
9.2	Walls	Good. No obvious damage
9.3	Floor	Good
9.4	Stairs	N.A.
9.5	Openings	Good.
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair
9.8	Services	Good
9.9	Outbuildings	A 6 M. high 'Deepasthamba' stands over a 500 high plinth in the foreground of the temple. The front open space is paved with shahabad stone. A small bund wall with built in seating in brick abuts the temple in the front on both the sides of the steps. A tulsi vrindavan is located on the left of the entrance steps.
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	The temple constructed in Konkani style temple has changed to RCC column beam frame type structure with flat RCC slab. Garbhagriha has RCC dome over it.
10.2	Structure	Load bearing structure of the temple reconstructed to present RCC frame structure.
10.3	Articulation & Finishes	Temple reconstructed in RCC without changing the footprint
11.0	DP Remarks / Perceived Threats None	
	No immediate threat to the structure. The reconstruction of the temple has been carried out without realising the Intrinsic value of the original structure. This structure is considered while listing the structures because it has been identified as one of the several religious structures of Deulwadi Precinct.	
12.0	Additional Notes / References / Documents Available	
	Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran	



Common Ref No: UN4
Card No. 78
Ward(Part): 5
CS No./House No. 151
Plot Area
B U Area
Date: 05.10.02
Record by: Sanjay/Gaurav
Review by: Smita Dalvi
Int yes Ext yes
Photo Ref: U4, U5



1.0	Denomination	
1.1	Name of Premises	Vitthal Rakhumai Mandir, Deulwadi.
1.2	Earlier Name	Vitthal Rakhumai Mandir, Deulwadi.
1.3	Built In	1850
		Extension Date (If any)
2.0	Access	
2.1	Main	From Uran Mora Road
2.2	Subsidiary	From Deulwadi Sansthan internal road
3.0	Ownership pattern	
3.1	Present	Parekh Family , Mumbai
3.2	Past	Parekh Family , Uran
3.3	Status	Trust
4.0	Use	
4.1	Present	Religious & residential
4.2	Past	Religious
4.2	Usage	Religious & residential
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Temple nests within the Deulwadi Mandir Sansthan, which is located along the Bimala Talav on its west. Deulwadi Sansthan is formed of group of six temples and few residences.
5.2	Architectural Description	The Temple is rectangular in plan. The temple is in timber frame structure supporting a hipped timber roof. The entire temple front is in the form of timber framework with an infill of vertical MS rod grill. This very traditional Konkani style open front the temple is organised into a sabhamandap and a Garbhagriha that are separated by masonry wall. The caretaker's room is located in the rear of the Garbhagriha.
5.3	Intrinsic	This temple is a generic example of the non-monumental, privately built, Konkani style place of worship, in timber construction. This private temple initiated by Parekh family of Uran on Deulwadi Sansthan Land. Later Deulwadi Trust was formed and Mr. Rale family was appointed as caretakers of the temple. At present one of the Rale's is a Chief Trustee of Deulwadi Sansthan Trust Uran. The temple is well preserved and is used as a place of worship.
5.4	Value Classification	Cul, Ar, Per, Grp, Orn Recommended Grade II A
6.0	Topography	
6.1	Floors	Ground + Attic
7.0	Construction	
7.1	Plinth	900 high-exposed stone plinth with the approach steps located centrally.
7.2	Walls	Typically the entire temple front, instead of having a solid wall is in the form of a timber framework with wooden handrail & iron railings. Inside, the temple is organised into sabhamandapa and girbhagriha, which are separated by masonry wall with a large opening.
7.3	Floor	The flooring of Sabhamandap is in unpolished Shahabad and the Girbhagriha is finished with Coloured Mosaic floor.
7.4	Stairs	Mobile ladder (access for attic floor through cut off in the timber ceiling)
7.5	Openings	The main entrance door is double leaved TW frame with upper half has infilled with vertical MS rods. The front façade is semi open with lower half in iron railings and upper half with wooden Grills above railing to the lintel level. The sabhamandapa has two doorways leading to the sideway on the either side. The two windows in the girbhagriha with a small door leading to the adjoining residential area at the back. The door of the residential area opens to the rear side of the temple. The residential area has two window openings in the rear wall.

7.6	Roofing	Timber frame Mangalore tiled hipped roof supported on Rafters & purlins with a ceiling of TW boarding that forms a flat ceiling over the temple area. The boarding extends upto the eaves board supported by decorative timber brackets. A void in the boarding at the centre is provided to access the attic.
7.7	Articulation	Articulation is seen in columns. Ornamental wooden brackets and decorative eaves boards render an interesting facade. Timber column has a stone carved pedestal. Entire frontage is made of timber railing with patterned balustrades and above railing timber sections forming front grill. Frontage has typical Konkan style frontage. The decorations on the back wall of the garbagriha are in stucco depicting the religious symbol of the Parsis. (Similar construction seen in Parsis Agyari)
7.8	Finishes	The inner walls of the Sabhamandapa are finished with lime plaster and yellow washed.
7.9	Interiors (Movable & Immovable)	Central idol of Vitthal Rakhumai is in black stone and installed on a platform of about 750 high masonry platform finished with marble mosaic tiles. Ceiling of the garbhagriha and the sabhamandapa is in timber planks supported by timber joists that forms an attic space above.
7.10	Compound/ Fence / Gate	Barbed wiring forming the fence with a wooden gate defining the boundary.
7.11	Curtilege / unbuilt space / out buildings / landscape	Small open space on the front and the right side of the temple. Small Tulsi Vrindavan is also seen on the left side while entering the temple.
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights
8.2	Ventilation	Natural cross ventilation through doors & windows; mechanical with fans
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage (Plumbing and Sanitation)	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Good in line and level
9.2	Walls	Good. No obvious damage
9.3	Floor	Good
9.4	Stairs	NA
9.5	Openings	Good. The edges are well maintained; TW panels maintained in good condition; TW panelled door painted and are in good condition
9.6	Roofing	The timber frame on the front facade of the roof truss is fair, but generally sound. The Eave boards are in good condition
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Outbuildings	Fair
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	The original form of the temple is left unaltered. A lean to residential space has been added at rear.
10.2	Structure	As mentioned above.
10.3	Articulation & Finishes	The platform for Idols is finished with mosaic tiles. The outer plinth steps are finished with ceramic tiles.
11.0	DP Remarks / Perceived Threats	
No perceived threats as the owners are aware of its values. Regular maintenance will enhance the life of the temple structure.		
12.0	Additional Notes / References / Documents Available	
Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran		



Common Reference No.	UN4
Card No.	78
Name of Property	Vitthal Rakhumai Mandir Deulwadi

View of entrance to Vitthal Rakhumai Mandir showing typical Konkan style temple front projected plinth stones



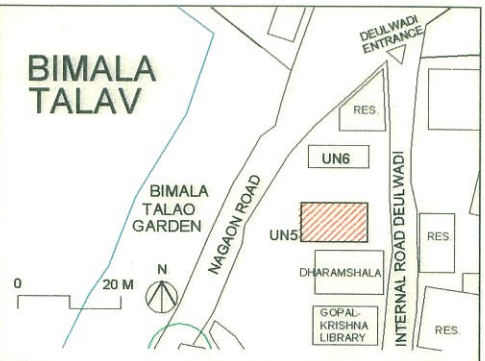
View of ornated timber brackets supporting hipped roof beams and decorative eaves boards in timber with projected Mangalore roof tiles



Details showing timber boarding laid on timber joists with an opening to reach attic space with mobile ladder.



Common Ref No: UN5
Card No. 79
Ward(Part): 5
CS No./House No.: 147
Plot Area
B U Area
Date: 05.10.02
Record by: Sanjay/Gaurav
Review by: Smita Dalvi
Int Yes **Ext** Yes
Photo Ref: U4



1.0 Denomination			
1.1 Name of Premises	Balaji Mandir, Deulwadi		
1.2 Earlier Name	Balaji Mandir, Deulwadi		
1.3 Built In	1867	Extension Date (If any)	Renovation in 1998
2.0 Access			
2.1 Main	From Uran Mora Road		
2.2 Subsidiary	From Deulwadi internal road		
3.0 Ownership pattern			
3.1 Present	Shroff family, Mumbai		
3.2 Past	Vitthaladas Ramji Shroff		
3.3 Status	Owner		
4.0 Use			
4.1 Present	Religious		
4.2 Past	Religious		
4.2 Usage	Daily		
5.0 Significance & Value Classification			
5.1 Townscape (Manmade)	Temple is located in Deulwadi Sansthan with a Dharamshala on its south for the use of visiting family members. Its a part of Deulwadi Sansthan		
5.2 Architectural Description	Temple constructed using load bearing brick masonry work. No influence of particular temple architecture is seen in the existing temple. After Sabhamandapa a screen of ms grill that separates out the Garbhagriha fro the front hall, is all finished in marble mosaic tiles.		
5.3 Intrinsic	Vitthadas Ramji found the idol of Balaji submerged in the lake at Vinayak a neighbouring village He built the temple that was in typical Konkan style for installing the Balaji idol which he found. This idol is only of its kind in Uran.		
5.4 Value Classification	Cul, Grp	Recommended Grade	III
6.0 Topography			
6.1 Floors	Ground		
7.0 Construction			
7.1 Plinth	300 high Stone plinth with cement plaster		
7.2 Walls	The garbhagriha and the Sabhamandapa are in 450 thk brick walls with cement plaster. A 1100 high brick wall with MS grills forms the entrance to the temple.		
7.3 Floor	The garbhagriha and the Sabhamandapa are finished with marble mosaic floor tiles.		
7.4 Stairs	None		
7.5 Openings	The main entrance door is double leaved TW frame infilled with vertical MS rods. The front façade is semi open with MS Grills resting on 1100 high brick wall. The two windows in the garbhagriha and three windows on the either sides provide adequate ventilation. They are semicircular arched windows with TW framed windows and a jaali over it. The sabhamandapa is separated from the garbhagriha by a TW frame & vertical iron bars with a jaali above it. The inner sanctum is accessed through a double leaved door with a finish of similar nature. Decorative cement jaalis provided little high above the lintel level.		
7.6 Roofing	A flat roof using stone slabs over I – sections Sabhamandapa extends out like chajjas at roof level slab on all sides of the structure		
7.7 Articulation	The structure restored to its original forms with semicircular arched over windows and finished with oil paint to walls, metal and timber components of the structure. Corners in front are shaped to appear as circular columns. On entry to the temple,		
7.8 Finishes	The external walls are plastered in cement & painted with cement paint. The internal walls and the MS grills are finished with oil distemper. The teak wood members are finished with oil paint.		
7.9 Interiors (Movable & Immovable)	Well-finished and reconstructed structure with well maintained finishes and applied with pains. Balaji idol is said to have been found by the Vitthaladas Ramji Shroff resident of Uran that time found in a lake in Vnayak.		

7.10	Compound/ Fence / Gate	Front space defined by the paving and level difference with the road. Tulsi Vrindavan ia on the left of the entrance to the temple.	
7.11	Curtilege / unbuilt space / out buildings / landscape	The plinth is finished using shahabad stone. A vrindavan stands upright to the left of the entrance. Additional room is attached to the right of the temple structure. Neighbouring single story stru	
8.0		Services & Utilities	
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights	
8.2	Ventilation	Natural cross ventilation through doors & windows; mechanical with fans	
8.3	Electricity	MSEB	
8.4	Water Supply	Municipal	
8.5	Drainage (Plumbing and Sanitation)	Municipal lines	
8.6	Fire precaution	None	
8.7	Other (HVAC/BMS/ Security Systems)	None	
9.0		Condition	
9.1	Plinth	Good in line and level	
9.2	Walls	Good. No obvious damage	
9.3	Floor	Good	
9.4	Stairs	None	
9.5	Openings	Good. The edges are well maintained; TW panels maintained in good condition; TW panelled doors painted and are in good condition	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Fair	
9.9	Outbuildings	Fair	
9.10	Overall condition	Good	Maintenance level
			Good
10.0		Transformation	
10.1	Form	Original Konkani style peach roof structure has been renovated into flat roof structure. It has changed its outlook completely. Entire elevation is similar to those of present day constructions.	
10.2	Structure	The original Mangalore tile roofing was removed as it was damaged over a period of time due to deterioration of the timber frame.	
10.3	Articulation & Finishes	No significant articulation observed.	
11.0		DP Remarks / Perceived Threats	
		No immediate threat to the structure. The reconstruction of the temple has been carried out without realising the Intrinsic value of the original structure. This structure is considered while listing the structures because it has been identified as one of the several religious structures of Deulwadi Precinct	
12.0		Additional Notes / References / Documents Available	
		Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran	

View of the typical window in Sabhamandapa

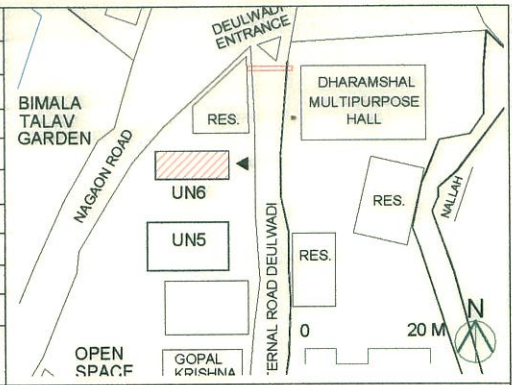


View of the timber railing in the sabhamandapa





Common Ref No: UN6
Card No. 80
Ward (Part): 5
CS No. 146/A
Plot Area
B U Area
Date: 05.10.02
Record by: Raj/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U5

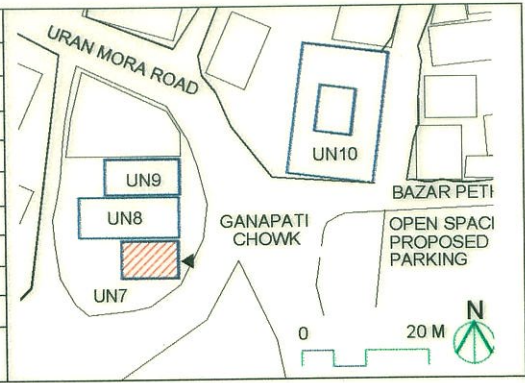


1.0	Denomination	
1.1	Name of Premises	Datta Mandir, Deulwadi
1.2	Earlier Name	Datta Mandir, Deulwadi
1.3	Built In	1926
		Extension Date (If any)
2.0	Access	
2.1	Main	From Uran Mora Road
2.2	Subsidiary	From internal road of Deulwadi
3.0	Ownership pattern	
3.1	Present	Koli Samaj, Mora
3.2	Past	Koli Samaj, Mora
3.3	Status	Owner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Temple is located in Deulwadi Sansthan with a Dharamshala on its south for the use of visiting family members. Its a part of Deulwadi Sansthan
5.2	Architectural Description	A RCC framed structure with brick walls imparting a modern look to the temple.
5.3	Intrinsic	
5.4	Value Classification	Cul, Grp Recommended Grade III
6.0	Topography	
6.1	Floors	Ground
7.0	Construction	
7.1	Plinth	450 high-exposed stone plinth with the approach steps located centrally.
7.2	Walls	Load bearing brick masonry walls plastered and painted recently. The inner walls are cladded with marble up to the ceiling height.
7.3	Floor	The garbhagriha and the sabhamandapa are finished with marble flooring.
7.4	Stairs	Not Applicable
7.5	Openings	Timber framed openings with timber panels and windows fixed with ms. Grills for the security reasons. The entrance and the garbhagriha doors are both are timber panel doors with upper panels are fitted with circular rods into the timber frame.
7.6	Roofing	The garbhagriha bears a Kalasha in RCC and a flat RCC slab over the Sabhamandapa.
7.7	Articulation	The projected fins in brick masonry on either side of the entrance door are seen that also accommodate entrance steps and the chajja above the door.
7.8	Finishes	The internal walls are in cladded in marble slabs upto the sill level & marble tiles above the sill level. A granite tile dado draws a line between the two.
7.9	Interiors (Movable & Immovable)	The idol of Datta stands on a 1000 high platform, cladded in marble tiles. A wooden dakshina peti and a baak (bench) stand affronting the entrance to the garbhagriha.
7.10	Compound/ Fence / Gate	None
7.11	Curtilege / unbuilt space / out buildings / landscape	On the north side of the structure the room has been added during renovation of the
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights
8.2	Ventilation	Natural cross ventilation through doors & windows; mechanical with fans
8.3	Electricity	MSEB
8.4	Water Supply	Municipal

8.5	Drainage(Plumbing and Sanitation	Municipal lines		
8.6	Fire precaution	None		
8.7	Other (HVAC/BMS/ Security Systems)	None		
9.0		Condition		
9.1	Plinth	In line and level		
9.2	Walls	Good.		
9.3	Floor	Good		
9.4	Stairs	NA		
9.5	Openings	Good. TW panels seasoned and maintained in good condition; TW panelled door painted, polished and are in good condition		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good		
		<table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td style="padding: 2px;">Maintenance level</td> <td style="padding: 2px;">Good</td> </tr> </table>	Maintenance level	Good
Maintenance level	Good			
10.0		Transformation		
10.1	Form	Old typical Konkani style construction is changed to present RCC roof structure with Kalasha in RCC		
10.2	Structure	The structural system suitable to sustain the present form is adopted.		
10.3	Articulation & Finishes	Changed from old style to present day finishing without changing the basic plan of the temple.		
11.0		DP Remarks / Perceived Threats		
		No immediate threat to the structure. The reconstruction of the temple has been carried out without realising the Intrinsic value of the original structure. This structure is considered while listing the structures because it has been identified as one of the several religious structures of Deulwadi Precinct.		
12.0		Additional Notes / References / Documents Available		
		Information from caretaker of the temple name, Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran		



Common Ref No: UN7
 Card No. 81
 Ward (Part): 5
 CS No./House No.: 560
 Plot Area
 B U Area
 Date: 05.10.02
 Record by: Sanjay/Gaurav
 Review by: Smita Dalvi
 Int Yes Ext Yes
 Photo Ref: U9



1.0 Denomination	
1.1 Name of Premises	Hanuman Mandir,
1.2 Earlier Name	Same as above
1.3 Built In	1870
Extension Date (if any)	
2.0 Access	
2.1 Main	Ganapati Chowk, Uran- Mora Road
2.2 Subsidiary	nil
3.0 Ownership pattern	
3.1 Present	Chavathe Family, Mumbai
3.2 Past	Chavathe, Uran
3.3 Status	Owner
4.0 Use	
4.1 Present	Religious
4.2 Past	Religious
4.2 Usage	Daily
5.0 Significance & Value Classification	
5.1 Townscape (Manmade)	This structure is one of the three temples in a row all facing east and opens out directly into Ganapati Chowk on Uran Mora Road. On the west another small room is sharing its common between the temple structure
5.2 Architectural Description	Old Konkan style temple with Mangalore roof over timber frame and brick masonry composite construction. This temple has door on its north and has an interconnection with the Ganesh Temple on its North. No separated Garbhagriha is not formally marked.
5.3 Intrinsic	Chavathe from Namdev shimpi community constructed this temple
5.4 Value Classification	Cul, Grp, Ar, Per Recommended Grade II A
6.0 Topography	
6.1 Floors	Ground
7.0 Construction	
7.1 Plinth	300 high plinth in stone masonry with one entrance step facing east of the temple
7.2 Walls	The inner walls of the temple are plastered with cement & finished in paint. The wall behind the idol in white glazed tiles.
7.3 Floor	The floor is finished in shahabad stone. The platform for the idol is finished in white glazed tiles.
7.4 Stairs	No staircase
7.5 Openings	Small window openings in timber frame and lintels. Panel door exists on eastern faced.
7.6 Roofing	Timber framed Mangalore tiled roof over king post roof truss, supported by rafters & purlins. The truss towards the rear side is supported by two wooden posts painted in oil paint .the timber frame on the upper half is unfinished with the lower frames painted. The load of the roofing system is transferred to the ground through the wooden posts concealed in the walls.
7.7 Articulation	No ornamentation. Single hall without separation of Garbhagriha and the sabhamandapa.
7.8 Finishes	The walls are plastered and finished with paint. Some wooden members are painted in oil paint & some unfinished. The rear wall is finished with glazed ceramic tiles. Internal walls are lime washed.

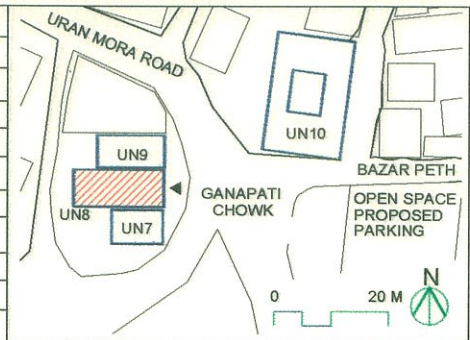
7.9	Interiors (Movable & Immovable)	The finishes mentioned above are the main interior features. A low height wooden bench separates the idol from the rest of the area within. A niche with a semicircular arch in the rear wall and a window by its side do not signify any particular function. A mosaic image within the glazed tiles is on the right side of the idol.	
7.10	Compound/ Fence / Gate	No compound or front space. Entry opens into Ganapati Chowk	
7.11	Curtilege / unbuilt space / out buildings / landscape	Ganesh Mandir is on north with very narrow space of about 600 and on south small structure shares its south wall. Small shop covers the temple on right of the entrance. The temple has internal connecting door with sabhamandap of Ganesh temple next to it.	
8.0	Services & Utilities		
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights	
8.2	Ventilation	Natural cross ventilation through doors & windows	
8.3	Electricity	MSEB	
8.4	Water Supply	Municipal	
8.5	Drainage(Plumbing and Sanitation)	Municipal lines	
8.6	Fire precaution	None	
8.7	Other (HVAC/BMS/ Security Systems)	None	
9.0	Condition		
9.1	Plinth	Good in line and level	
9.2	Walls	Good.	
9.3	Floor	Good	
9.4	Stairs	NA	
9.5	Openings	Good. TW panels seasoned and maintained in good condition; TW panelled door painted, polished and are in good condition	
9.6	Roofing	Needs to be attended to rearrange the Mangalore roof tiles.	
9.7	Articulation & Finishes	No decorative elements observed. Finishes appear to be fairly maintained.	
9.8	Services	Fair	
9.9	Outbuildings	Fair	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	No significant change in the form of the temple observed	
10.2	Structure	Same as above	
10.3	Articulation & Finishes	No change	
11.0	DP Remarks / Perceived Threats		
	Shop in the front may be shifted to some other location to keep the temple front free of visual encroachment. Regular maintenance of property necessary.		
12.0	Additional Notes / References / Documents Available		
	Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. Deulwadi Sansthan city survey map, Uran		



View of an interior of Temple



Common Ref No: UN8
Card No. 82
Ward(Part): 5
CS No./House No.: 561
Plot Area
B U Area
Date : 25.01.03
Record by: Smita/Sanjay
Review by: Smita Dalvi
Int yes Ext yes
Photo Ref: U9, U10



1.0	Denomination	
1.1	Name of Premises	Ganesh Mandir, Deulwadi
1.2	Earlier Name	Same as above
1.3	Built In	1870
		Extension Date (If any)
2.0	Access	
2.1	Main	Ganesh Chowk on Uran Mora Road
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Poudwal Family
3.2	Past	Poudwal Family
3.3	Status	Owner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	A Ganesh temple built with private initiative, located impressively at the entrance of Deulwadi, facing the Ganesh Chowk. The Hanuman Mandir and the Lakshmi Narayan Mandir flank this temple on either side. Across the Chowk, on the opposite side is located the Ram Mandir. This grouping characterise the Chowk.
5.2	Architectural Description	Non-Monumental timber roofed temple, The temple is accessed directly from the Ganesh Chowk, from where one may enter a double height mandapa, which is surrounded by a running overlooking balcony in timber on the upper level. The mandapa is connected to the adjoining Hanuman Mandir. A carved wooden grill separates the mandapa from the Garbhagriha. The upper level projects out beyond the face of the temple and is supported on ornately carved timber brackets. The temple is separated by a narrow galli from the adjoining Lakshmi Narayan Mandir. From this galli are side doors to the mandapa and the Garbhagriha.
5.3	Intrinsic	This temple is a generic example of the non-monumental, privately built, Konkani style place of worship, in timber construction.
5.4	Value Classification	Cul, Ar, Grp, Per, Orn Recommended Grade: II A
6.0	Topography	
6.1	Floors	Ground + One
7.0	Construction	
7.1	Plinth	200 high plinth in stone masonry. The plinth steps are buried due to rising of the road level.
7.2	Walls	Timber frame structure of posts and beams with an infill of 450 thick brick masonry.
7.3	Floor	The suspended floor is in timber boarding supported on TW joists and beams. It has a large central cut-out with wooden railing all around, overlooking the mandapa space below. It also has a similar but small cut out just above the idols in the Garbhagriha.
7.4	Stairs	A straight flight timber staircase on stringers is provided in the space behind the Garbhagriha.
7.5	Openings	The main frontage is in the typical open Konkani style, with wooden framing enclosed with vertical metal rods. The door to the mandapa also has vertical rods inset in its shutter frame. On the side walls of the mandapa, there are arched windows with TW frame and shutters, highlighted on the exterior. On the upper level, in the front and on the sides are full height windows up to the floor level in two parts, both with TW frames and panelled shutters.
7.6	Roofing	Timber framed Mangalore hipped roof supported on TW rafters with a collar beam. The soffit is provided with TW boarding which extends to the eaves projection.
7.7	Articulation	The timber frame façade is articulated in three bays with four number of TW posts, the ones on the end being double posts to accommodate the wall thickness behind. The posts have carved stone bases and carved timber brackets at top. The projecting upper floor rests on ornately carved timber brackets. These are the main features of the façade besides an ornately carved wooden screen with several classical motifs, fitted in the tympanum of the multi-cusped wooden arches. Below the arches, the façade is covered with vertical rod grilles fitted in to

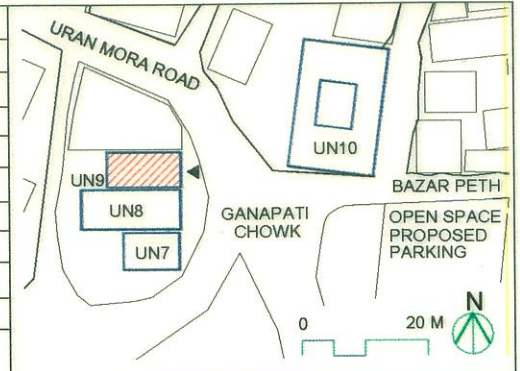
		timber frame work. The arched openings on the sidewalls are articulated and highlighted with stucco ornament on the exterior. Heavily moulded stringcourse marks the upper floor on the exterior.		
7.8	Finishes	External walls of the mandapa are plastered and finished in lime wash. The Garbhagriha is finished in marble. TW members are painted		
7.9	Interiors (Movable & Immovable)	The wooden screen in front of the Garbhagriha and wooden railing of the mezzanine are the main features of the timber-framed interiors.		
7.10	Compound/ Fence / Gate	There is no compound wall		
7.11	Curtilage / unbuilt space / out buildings / landscape	Behind the temple, touching to it is a residential structure, opening on to the back lane.		
8.0		Services & Utilities		
8.1	Lighting	Natural light through windows. Artificial lighting using fluorescent and other light fixtures.		
8.2	Ventilation	Natural cross ventilation with doors, windows.		
8.3	Electricity	MSEB supply		
8.4	Water Supply	Local well		
8.5	Drainage (Plumbing and Sanitation)	None		
8.6	Fire precaution	None		
8.7	Other (HVAC/BMS/ Security Systems)	None		
9.0		Condition		
9.1	Plinth	The plinth is in good line and level		
9.2	Walls	Fair. No obvious damage.		
9.3	Floor	In good structural condition.		
9.4	Stairs	Could not be observed		
9.5	Openings	Good. The edges of the openings are well maintained. The openings on the side walls of the lower level are fitted with new doors and windows.		
9.6	Roofing	In good structural condition with lines and levels maintained.		
9.7	Articulation & Finishes	Ornamental work in timber is painted and is in good condition		
9.8	Services	Fair		
9.9	Outbuildings	NA		
9.10	Overall condition	Good		
		<table border="1" style="display: inline-table;"> <tr> <td style="padding: 2px;">Maintenance level</td> <td style="padding: 2px;">Well maintained</td> </tr> </table>	Maintenance level	Well maintained
Maintenance level	Well maintained			
10.0		Transformation		
10.1	Form	There is no change in the overall form and structure of the temple. New door and window shutters have been fixed on the sidewalls of the lower level.		
10.2	Structure	Same as above.		
10.3	Articulation & Finishes	New marble finishes are found in the Garbhagriha.		
11.0		DP Remarks / Perceived Threats		
		No perceived threat.		
12.0		Additional Notes / References / Documents Available		
		Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. City survey map, Uran		

View of the Temple from Ganapati Chowk





Common Ref No: UN9
 Card No. 83
 Ward(Part): 5
 CS No./House No.: 562
 Plot Area
 B U Area
 Date: 25.01.03
 Record by: Sanjay/Vikas
 Review by: Smita Dalvi
 Int Yes Ext Yes
 Photo Ref: U5



1.0 Denomination	
1.1 Name of Premises	Laxmi Narayan Mandir
1.2 Earlier Name	Laxmi Narayan Mandir
1.3 Built In	1870
Extension Date (If any)	
2.0 Access	
2.1 Main	Ganapati Chowk on Uran Mora Road
2.2 Subsidiary	nil
3.0 Ownership pattern	
3.1 Present	Brahman Sabha Uran
3.2 Past	Ramabai Upadhye
3.3 Status	Owner
4.0 Use	
4.1 Present	Religious and Social
4.2 Past	Religious
4.2 Usage	Daily
5.0 Significance & Value Classification	
5.1 Townscape (Manmade)	Lakshmi Narayan temple built with private initiative, located at Ganesh Mandir Chowk on Uran Mora Road. The Ganesh Mandir flank is on the southern side. Across the Chowk, on the opposite side is located the Ram Mandir. This grouping characterise the Chowk.
5.2 Architectural Description	Non-Monumental timber roofed temple, The temple is accessed directly from the Ganapati Chowk, Uran Mora Road from where one enters in the mandapa. The mandapa is connected to the adjoining Ganesh Mandir on south. The wooden frame with iron road grill forms a façade of the temple on Ganapati Chowk. Garbhagriha and the Sabhamandapa is not separated The upper level structure is finished with lime plaster and pair of symmetrically placed full height timber windows. The temple is separated by a narrow galli from the adjoining Ganesh Mandir. Upper floor is a hall used by Brahman Sabha activities round the year.
5.3 Intrinsic	This temple is a generic example of the non-monumental, privately built, Konkani style place of worship, in timber construction.
5.4 Value Classification	Cul, Ar, Grp, Per Recommended Grade IIA
6.0 Topography	
6.1 Floors	
7.0 Construction	
7.1 Plinth	200 high plinth in stone masonry. The plinth steps are buried due to rising of the road level.
7.2 Walls	Timber frame structure of posts and beams with an infill of 450 thick brick masonry.
7.3 Floor	Stone slab flooring laid on MS joists
7.4 Stairs	A straight flight timber staircase on stringers is provided in the space behind the Garbhagriha.
7.5 Openings	The main frontage is in the typical open Konkani style, with wooden framing enclosed with vertical metal rods. The door to the mandapa also has vertical rods inset in its shutter frame. On the right side of the mandapa enclosed timber staircase that directly opens outside the structure with a door similar to the main door. Windows with TW frame and shutters, highlighted on the exterior. On the upper level, in the front and on the sides are full height windows with low level in two parts, both with TW frames and panelled shutters.
7.6 Roofing	Hipped roof with Mangalore tiles is supported on timber purlins. Recessed eaves board with Mangalore tile project forms an edge of the hipped roof.
7.7 Articulation	Load bearing masonry structure with timber columns has iron rod grill façade with two entrances. One open into the garbhagriha and the other leads to the staircase on upper floor.

7.8	Finishes	All flooring on the ground floor is in rough shahabad floor tiles. Upper floor flooring could not be observed.
7.9	Interiors (Movable & Immovable)	The wooden frame with iron rod grill forms a façade of the temple to Ganapati Mandir. On the right in the Sabhamandapa the single flight timber staircase with timber soffit is the connection to upper floor. The staircase has a separate entrance door that opens directly in the open space that forms a part of Ganapati Chowk.
7.10	Compound/ Fence / Gate	There is no compound wall. Temple fronts Ganapati Chowk on Uran Mora road.
7.11	Curtilege / unbuilt space / out buildings / landscape	On the south there is Ganapati Mandir and other shop and residential structure is on the north. On the west small open space which belongs to this temple has no compound wall or fence separating the property from the road at the rear.
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows. Artificial lighting using fluorescent and other light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows.
8.3	Electricity	MSEB supply
8.4	Water Supply	Local well
8.5	Drainage(Plumbing and Sanitation)	None
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	The plinth is in good line and level
9.2	Walls	Fair. No obvious damage.
9.3	Floor	In good structural condition.
9.4	Stairs	Could not be observed
9.5	Openings	Good. The edges of the openings are well maintained. The openings on the side walls of the lower level are fitted with new doors and windows.
9.6	Roofing	In good structural condition with lines and levels maintained.
9.7	Articulation & Finishes	Ornamental work in timber is painted and is in good condition
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Good
		Maintenance level Fair
10.0	Transformation	
10.1	Form	There is no significant change in the overall form and structure of the temple
10.2	Structure	Same as above.
10.3	Articulation & Finishes	There is no significant change in the finishes
11.0	DP Remarks / Perceived Threats	
No threat is perceived.		
12.0	Additional Notes / References / Documents Available	
Information from Mr. Rale, Mr. Narvekar both members of the Deulwadi Sansthan & Mr. Pradhan and Mr. Karmarkar residents of Deulwadi Sansthan. City survey map, Uran.		



Common Reference No.	UN10
Card No.	84
Name of Property	Ram Mandir, Uran


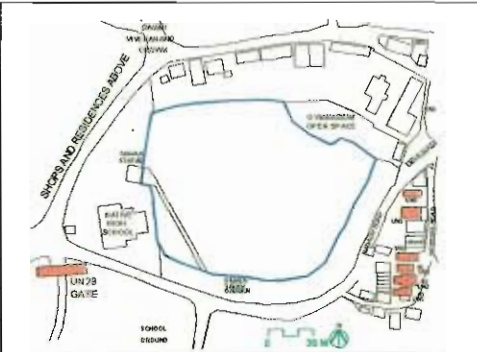
Close up of the upper floor corner Facing Ganesh Chowk



General view of the temple structure From Ganapati Chowk



Interior view of Ram Mandir from the entry



	Common Ref No: UN11	
	Card No. 85	
	Ward(Part): 4	
	CS No./House No: N.A.	
	Plot Area	
	B U Area	
	Date: 25.01.03	
	Record by: SSD / Vikas	
	Review by: Smita Dalvi	
	Int Ext	
Photo Ref: U1, U10		

1.0	Denomination	
1.1	Name of Premises	Bimala Talav
1.2	Earlier Name	Bimala Talav
1.3	Built In	1830
		Extension Date (If any)
2.0	Access	
2.1	Main	Uran Nagaon Road
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Uran Municipal Council
3.2	Past	Uran Municipal Council
3.3	Status	Owner
4.0	Use	
4.1	Present	Talav
4.2	Past	Talav
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The largest Talav in Uran and is well maintained by Uran Municipal Council. This Talav has a permanent underground water source that was said to be the sweet water well before construction of the Talav which we see today. On the western side The statue of Shivaji Maharaj is situated that has an access with a foot over bridge through the Talav. Public can access these both garden and statue from southern side of the Talav from Nagaon Road. The garden on eastern and southern side, Native Citizen School with its Ground on western side and some private residential properties on the north with their open spaces touching the northern boundary of the Talav define the extent of the water body.
5.2	Architectural Description	A large man made talav with stone masonry wall around the water body that defines its extent.
5.3	Intrinsic	Manuel D'Souza, Mamledar of Sashtee and Karanja (Uran) constructed this Talav in 1830. The stone plaque mentioning the name of the King Bhim or 'BHIM RAJA' was discovered while excavating the area around the well, the source of water for this Talav so the this Talv was named after 'BHIMALE TALAV'. Toady it is called Bimala Talav. Uran Municipal Council has taken up to develop the garden along the Talav on eastern and southern side for Public recreation.
5.4	Value Classification	Wat, His(reg), Cul, OS, Rec, Scn, Grp
		Recommended Grade
		I (Talav)
6.0	Topography	
6.1	Floors	N.A.
7.0	Construction	
7.1	Plinth	N.A.
7.2	Walls	Formal rubble masonry wall along the Talav defines the water body.
7.3	Floor	N.A.
7.4	Stairs	N.A.
7.5	Openings	N.A.
7.6	Roofing	N.A.
7.7	Articulation	N.A.
7.8	Finishes	N.A.
7.9	Interiors (Movable & Immovable)	N.A.
7.10	Compound/ Fence / Gate	Stone masonry construction

7.11	Curtilege / unbuilt space / out buildings / landscape	Talav is surrounded by public garden developed by Uran Municipal Council and is on the east and south of the Talav. Statue of Shivaji Maharaj is located on the western side of the Talav. The Native Citizen School and also its ground are on the western side of the Talav. Rest of the northern side of the Talav has residential properties with their open spaces touching the Talav and has their entrances from the Uran Mora road on their northern side.
8.0	Services & Utilities	
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage(Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	N.A.
9.2	Walls	Rubble wall is in good condition and is well maintained.
9.3	Floor	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Outbuildings	N.A.
9.10	Overall condition	Uran Municipal Council has take great efforts to preserve the Talav and its surroundings.
		Maintenance level Good
10.0	Transformation	
10.1	Form	No changes carried out in water body, Public recreation garden added on east and south of Talav
10.2	Structure	Original Talav is lined up with rubble masonry wall to maintain water body
10.3	Articulation & Finishes	N.A.
11.0	DP Remarks / Perceived Threats	
No threat, Talav is under care of Uran Municipal Council.		
12.0	Additional Notes / References / Documents Available	
Information parted By Shri. Shekhar Mhatre, Ex-Cairman, Uran Municipal Council Uran, information obtained from 'Uran Municipal Council, Centenary Celebration Volume 1987', and city survey maps made available by Uran Municipal Council. It is stated in the 'Uran Municipal Council, Centenary Celebration Volume 1987' that Manuel D'Souza, Mamledar, used the rubble taken out from the Portuguese fort that was in Uran (Present Kot Naka Area) to construct the wall around the Talav.		

View of Garden on southern side of Bimala Talav from south side



	Common Ref No : UN12	
	Card No. 86	
	Ward(Part): 4	
	CS No. 314	
	Plot Area	
	B U Area	
	Date: 25.01.03	
	Record by Sanjay	
	Review by MMD	
	Int yes Ext yes	
Photo Ref: U1, U6, U7, U8, U9		

1.0	Denomination	
1.1	Name of Premises	Jami Masjid, Uran
1.2	Earlier Name	Masjid Zeeshan
1.3	Built In	1168 Hijri (1748)
		Extension Date (If any) 1903, Musafirkahna added 1911
2.0	Access	
2.1	Main	Along Mohsin Bhaji Road, Masjid Mohalla
2.2	Subsidiary	To the North of Dr. Zakir Husain Chowk
3.0	Ownership pattern	
3.1	Present	Ataullah Tungekar, Chairman and trustee
3.2	Past	Hazrat Shaikh Mulla Husain Tungekar built the original Masjid in 1748. Muhammad Jaafar Tungekar rebuilt the Masjid in 1903
3.3	Status	Jama Masjid Uran Trust (Wakf formed in 1903) later registered with Charity Commissioner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The Jami Masjid, Uran is prominently located in the Masjid Mohalla fronting the Dr. Zakir Husain Chowk. The gateway of the mosque directly abuts the Mohsin Bhaji Road. The dome above the entrance gateway and the flanking minarets form an important landmark in the area's skyline.
5.2	Architectural Description	The Masjid is entered by a gateway domed with flanking minarets. Prominent on the street, it opens onto a courtyard of 27'6" x 87'6" with an ablution tank and a well. The ablution tank is situated at an angle in a courtyard. Its edges are covered with a sloping TW roof supported by decorative timber brackets and posts on carved marble bases. The main prayer hall (Shahan) is 32'6" x 44'6", is load bearing, its brick walls are divided into neat pilastered bays and support a hipped timber roof. The prayer hall is fronted by an arcaded porch of 13'3" x 44'6" size. The adjoining Musafirkhana's (53' x 16') spaces are also used as prayer halls on specific occasions.
5.3	Intrinsic	This mosque is a generic non-monumental, Konkani style place of worship in timber and masonry, built with private initiative. The gateway adds a touch of monumentality. Its dome and minarets are ornamented with Islamic elements from Bijapur, as well as Classical elements like Corinthian pilasters. This mix is representative of turn of the century Muslim architecture, seen even in facades of Muslim houses in Uran. The mosque was built by Hazrat Shaikh Mulla Husain Tungekar a prominent and wealthy citizen from Uran's Konkani Muslim Community, and represents, among many other sub-cultures, the contribution of the Konkani Muslims to its development.
5.4	Value Classification	Cul, Ar. Loc. Grp, Per, Orn, Lan Recommended Grade I
6.0	Topography	
6.1	Floors	Masjid- Ground; Musafirkhana- G + One
7.0	Construction	
7.1	Plinth	450 to 750 high plinth in stone masonry
7.2	Walls	The prayer hall and the porch are constructed in 600 thick load bearing brick masonry divided into pilastered bays, each having a multi-foliated arched opening. The gateway is an elaborately ornamented dome with flanking minarets and pilasters made up of brick and stucco work
7.3	Floor	The prayer hall and porch are floored in marble, as is the Mimbar and the ablution tank.
7.4	Stairs	An external staircase in stone slabs connects a walkway on a peripheral roof held up by cantilevered brackets.
7.5	Openings	All the openings are spanned by semi-circular arches, which are articulated with foliations on the inside. The foliations spring from flanking ornamental pilasters. On the outside the openings have timber windows in three parts, the uppermost in the tympanum is filled with a lattice of fixed coloured glass, below this are windows up to the floor level and in two equal parts, both TW framed and having TW glazed shutters. The lower half is enclosed with CI grilles.

7.6	Roofing	TW Mangalore tiled hipped roof on rafters and purlins, with a ceiling of TW boarding
7.7	Articulation	The Masjid's frontage is symmetrically articulated with stucco pilasters and cornices. The pilasters have with multi-foilate decoration and semicircular arched windows. The interiors of the Shahan too are decorated in stucco, painted in shades of green and white. The semi-circular arches are styled in a multi-foilated shape and are trimmed with stucco mouldings. Dados in the courtyard are of brightly patterned ceramic tiles. Islamic ornament and architectural elements are expressively evident. The Mimbar is 5-stepped, finished completely in marble with ornamental sidewalls and marble pinnacles at the top and bottom. The Mirhab on the Quibla wall is an ornate arched niche flanked by slim decorative pilasters of many colours which are set inside a larger multi-foilate arch with its own side pilasters. Quranic verses in gold are inscribed in marble above the Mirhab.
7.8	Finishes	Exteriors are finished in lime plaster and white washed. Interiors are plastered and oil painted
7.9	Interiors (Movable & Immovable)	When the Masjid was rebuilt in 1903, craftsmen were invited from the Marwar and Rajasthan to fashion its details. Wood was from the Malabar for the TW posts and ornately designed brackets. The quality of workmanship is evident and well preserved. Chandeliers are in Belgian Glass, with 'Jama Masjid Uran' etched on the glass pieces. Several lighting fixtures from this time survive. The Mirhab and Mimbar are the main interior features. Recently, a large 'Galeecha' or carpet has been gifted to the Masjid on which 'Masallahs' or prayer mats are indicated in the decoration.
7.10	Compound/ Fence / Gate	The building abuts the road. On the north and east side, 2400 high wall encloses the Qabristan.
7.11	Curtilege / unbuilt space / out buildings / landscape	The ablution tank in the courtyard is lined with marble and upraised marble slabs at regular intervals for 'vazu'. There is an elegant marble fountain in the middle of the tank. On the perimeter of the courtyard are inbuilt running seats finished in marble and patterned ceramic tiles. To the north and east side of the prayer hall is a Qabristan (burial ground), enclosed with a stone masonry compound wall. In this burial ground there is a well. The landscape is largely neglected. A few coconut trees are present. A Musafirkhana is on the northern side of the Masjid's property.
8.0		Services & Utilities
8.1	Lighting	Natural light through windows courtyard. Artificial lighting using electric light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and courtyard. Artificially by fans.
8.3	Electricity	MSEB supply
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation)	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0		Condition
9.1	Plinth	Good, in line and level
9.2	Walls	Good. No obvious damage. Plaster in good condition. Evidence of regular maintenance.
9.3	Floor	Marble floor in good shape. The Shahan is carpeted wall to wall.
9.4	Stairs	In good condition, protected by painting.
9.5	Openings	The edges are well maintained. The TW panelled doors are painted and in good condition.
9.6	Roofing	The sloping roof in Mangalore tiles is structurally sound and in good alignment, the wooden decking is in fair condition. In the interior the flat false ceiling is ornamented and painted
9.7	Articulation & Finishes	The exterior lime plaster is in good condition. Building is painted regularly. Ornamentation on plastered and floral decorations in the interiors is in good shape. All finishes in good condition.
9.8	Services	In good condition
9.9	Outbuildings	Fair, Qabristan shows some neglect.
9.10	Overall condition	Very Good
		Maintenance level Very well maintained
10.0		Transformation
10.1	Form	The Masjid extant is of 1903, when it was extensively reconstructed and refurbished. Since then it has survived remarkably intact. The only changes seem over roofing in the ablution tank courtyard are a couple of lean to protections on the buildings outside. The Haram, the Shahan and porch, the courtyard and tank are well preserved and can be seen as an excellent example of the Konkan style of mosque building in all respects. In terms of the jewel like interior ornamentation this building stands out as an excellent example of well preserved and well maintained interiors.
10.2	Structure	As mentioned above
10.3	Articulation & Finishes	As mentioned above.
11.0		DP Remarks / Perceived Threats
		No threats, the community is well aware of its value, and their commitment to its preservation can be seen from the care lavished on its maintenance and preservation.
12.0		Additional Notes / References / Documents Available
		Information from a 1975 handout issued by Abdul Hamid Tungekar, Sabik Mutwalli Jama Masjid Uran. Conversation with Ataulah Tungekar, Chairman, trustee of Jama Masjid Uran Trust and Moreshwar Pradhan, Accountant, Jama Masjid Uran Trust. City survey map Uran



Common Reference No.	UN12
Card No.	86
Name of Property	Jami Masjid, Uran

View of entrance to Jami Masjid from Mohasin Bhaiji Road



View of Jami Masjid from Dr. Zakir Hussain Chowk



Details showing parapet, Chajja and brackets of the prayer hall of Mosque



Common Reference No.	UN12
Card No.	86
Name of Property	Jami Masjid, Uran

View of ablution tank of Masjid



View of court yard with entry to the prayer hall on the left and ablution tank in the background



Details showing timber bracket supporting roof in the ablution tank

Common Reference No.	UN12
Card No.	86
Name of Property	Jami Masjid, Uran



View interior of the prayer hall



View of the wooden cabinet in the arched niche in the prayer hall



View of the Mihrab and Mimbar in the prayer hall



View of interior of sabhamandapa

Common Reference No.	UN8
Card No.	86
Name of Property	Ram Mandir Ganapati Chowk



View of a carved timber arch in the Front elevation



View the carved timber bracket supporting Projection of upper floor



Common Ref No: UN13
Card No. 87
Ward(Part): 4
CS No./House No.: 351/352
Plot Area
B U Area
Date: 12.10.02
Record by: Sanjay/Raj/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U2



1.0	Denomination
1.1 Name of Premises	Late Hawabibi Ibrahim Tungekar Hospital
1.2 Earlier Name	Late Hawabibi Ibrahim Tungekar Hospital
1.3 Built In	1870
	Extension Date (If any) Shops added in open spaces 2002 A.D.

2.0	Access
2.1 Main	Directly fronts to Zakir Hussein Chowk of Masjid Mohalla
2.2 Subsidiary	

3.0	Ownership pattern
3.1 Present	
3.2 Past	Ibrahim Tungekar, Uran
3.3 Status	Owner

4.0	Use
4.1 Present	Shops + Business office + residence on upper floor
4.2 Past	First hospital with operation Theatre in Uran + doctor's residence on upper floor
4.2 Usage	Daily

5.0	Significance & Value Classification
5.1 Townscape (Manmade)	An old townhouse directly facing Dr. Zakir Hussein Chowk in the Masjid Mohalla located in old Uran town. The building is one of the few remaining examples of house types classical in details with hipped roof in Mangalore tiles and timber.

5.2 Architectural Description	A 'T' shaped and symmetrical construction with two storey structure having front verandah with front open space. Verandah is divided by three semicircular arches and upper floor. The upper floor is seen with Baroque style details with stuccowork plaster. The full height windows on upper floor remind colonial style of architecture. Stucco finish in plaster depicts mixed styles in its styles. Structure with Mangalore tile hipped roof with timber soffit is seen.
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5.3 Intrinsic	The ancestors of the present Tungekar family, who were merchants and saltpan owners at Uran & wealthy citizens in the formative stages of Uran's development, built the building. The building is one of the few remaining examples of house types typical of the Masjid Mohalla and first hospital in Uran was set up in this property. Many of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.
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5.4 Value Classification	Ar, Per, Grp, Orn Recommended Grade III
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6.0	Topography
6.1 Floors	Ground + one

7.0	Construction
7.1 Plinth	750 high plinth in dressed basalt with mouldings. Moulded plinth steps are the centre.
7.2 Walls	Load bearing brick masonry structure and verandah openings are spanned with arches.
7.3 Floor	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. Internal flooring could not be observed.
7.4 Stairs	Internal staircase could not be observed
7.5 Openings	Thick TW panelled doors spanned by semicircular arches on the ground floor. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with TW. The front windows on the upper floor are full height windows in timber frame and panelled shutters with upper half in glass panes. The buildings frontage is complimented by decorative stucco work in plaster showing projected.
7.6 Roofing	Timber framed Mangalore tiled gable roof supported on rafters and purlins, with projecting eaves with TW soffit. On all sides of the structure.

7.7	Articulation	The front verandah is divided into three arched bays having plinth steps located in the middle bay. Decorative stuccowork is seen defining the floors on the external façade. Intricate Decorative stuccowork is observed on upper floor faced. Masonry columns, projections of upper floor slab show Baroque styling in stucco to compliment the buildings frontage. The verandah has mouldings in timber on the ceiling.
7.8	Finishes	External and internal walls are plastered finished with decorative stucco and painted. Internal finishes could not be observed.
7.9	Interiors (Movable & Immovable)	Interiors could not be observed.
7.10	Compound/ Fence / Gate	Half height brick masonry compound wall with horizontal pipe railings has brick piers on either side of gates and metal gate in front of plinth steps are impressive worked out with
7.11	Curtilege / unbuilt space / out buildings / landscape	Shops added recently in the open space on the north west of the structure.
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation)	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	In perfect line and level.
9.2	Walls	No obvious damage. Plaster on the outside in good condition
9.3	Floor	Good. The timber joists and floor boarding seen from verandah is in fair condition
9.4	Stairs	Could not be observed
9.5	Openings	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	Articulation & Finishes	The semicircular arches and all visible stucco decorative elements have been painted.
9.8	Services	Fair
9.9	Outbuildings	Shops recently added.
9.10	Overall condition	Good
		Maintenance level Well maintained
10.0	Transformation	
10.1	Form	The form is unchanged
10.2	Structure	Shops added recently in the narrow open spaces not keeping with the character of the present structure.
10.3	Articulation & Finishes	The structure falls in the category of the older structures with colonial look in Uran. The building seems to have been in continuous use since it was built, almost 124 years. New plaster, paint and floor finish have changed in past two years.
11.0	DP Remarks / Perceived Threats	
	The building's age and natural wear due to constant usage; however, the structure has been well maintained till date. No potential threat to the property. Addition of shops has lost its character.	
12.0	Additional Notes / References / Documents Available	
	Conversation with all members of the Tungekar family occupying this structure and occupants.	



Common Reference No.	UN13
Card No.	87
Name of Property	Late Hawabibi Ibrahim Tungekar Hospital

View of details showing decorative stucco work on arch and masonry column.



View of typical pre fabricated railing panel With delicate details.



Side view of the structure from Zakir Hussain Chowk - a north east view.



Common Ref No: UN14
Card No. 88
Ward(Part): 4
CS No./House No.: 293
Plot Area
B U Area
Date: 28.12.02
Record by: Sanjay/Vikas/Raj
Review by: Smita Dalvi
Int No Ext Yes
Photo Ref: U7, U11



1.0	Denomination		
1.1	Name of Premises	Tungekar Manzil	
1.2	Earlier Name	Tungekar Manzil	
1.3	Built In	Circa 1870	Extension Date (If any)
2.0	Access		
2.1	Main	Mir Samdani Road, Masjid Mohalla	
2.2	Subsidiary	nil	
3.0	Ownership pattern		
3.1	Present	Tungekar Family	
3.2	Past	Tungekar Family	
3.3	Status	Owner	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.2	Usage	Daily	
5.0	Significance & Value Classification		
5.1	Townscape (Manmade)	The building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Some of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape. House located on the junction of Mir Samdani Road and Mohasin Bhajji Road.	
5.2	Architectural Description	A two storied structure with a front verandah on ground floor with decorative timber columns and upper floor, elevations with decorative stuccowork. Timber framed structure with infill brick masonry and a timber sloping roof. The property directly fronts the Mir Samdani road. Verandah has metal grills added later to separate Verandah from road due to low plinth.	
5.3	Intrinsic	The ancestors of the present Tungekar family were one of the oldest families to settle in Uran, who were saltpan owners & wealthy citizens in the formative stages of Uran's development, They built this town house.	
5.4	Value Classification	Ar, Per, Grp, Orn	Recommended Grade II B
6.0	Topography		
6.1	Floors	Ground + 1	
7.0	Construction		
7.1	Plinth	450 high plinth in dressed basalt with mouldings. Moulded plinth steps in the central bay.	
7.2	Walls	Composite timber frame and masonry structure with infill brick masonry plastered & painted. The upper floor has rooms above verandah with a brick masonry façade and decorative stuccowork details.	
7.3	Floor	In the verandah wooden decorative columns with decorative stone pedestal and wooden beams support upper floor rooms. The roof of verandah is in TW joists finished with timber boarding and floor finish above that. In the ground floor the verandah has patterned mosaic tile flooring.	
7.4	Stairs	Interiors could not be observed.	
7.5	Openings	Thick TW panelled doors on the ground floor. Windows are of TW, The front windows on the upper floor have upper half shutters glazed and lower ones panelled with TW. The windows have an additional louvered shutter behind the glazed one for privacy and ventilation.	
7.6	Roofing	Timber framed Mangalore tiled hipped roof supported on rafters and purlins, with projecting eaves with TW soffit.	

7.7	Articulation	The front verandah is divided into three bays having plinth steps located in the middle bay. Decorative stuccowork is seen defining the floors on the external façade. The chajjas are supported over decorative brackets. Intricate Decorative stuccowork is observed on upper floor faced. Moulded cracked arches with exaggerated key stones, decorative columns, projections and brackets show Baroque styling in stucco to compliment the buildings frontage. Façade iconography is a combination of star and crescent shapes and heraldic shields. The verandah has mouldings in timber on the ceiling.
7.8	Finishes	External walls are plastered and painted. The original flooring is seen in the verandah. Internal finishes could not be observed.
7.9	Interiors (Movable & Immovable)	The columns and brackets mentioned above are the in timber with detailed carving on beams, brackets main interior features.
7.10	Compound/ Fence / Gate	On the southern side of the structure, a compound wall and the MS gate leads to the open space. The property has side open yard with separate MS fabricated gate and is not in use.
7.11	Curtilage / unbuilt space / out buildings / landscape	As above
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows and verandah.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Good. In perfect line and level.
9.2	Walls	Good. No obvious damage. Stuccowork on the outside in good condition
9.3	Floor	Good. The timber members are in fair condition
9.4	Stairs	Good.
9.5	Openings	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	Articulation & Finishes	The ornamental columns have been polished.
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Fair
		Maintenance level Good
10.0	Transformation	
10.1	Form	No transformation taken place
10.2	Structure	No structural modification carried out
10.3	Articulation & Finishes	No change carried out in the decorative stuccowork or in ornamental treatment. Interiors not observable.
11.0	DP Remarks / Perceived Threats	
	The building's age and natural wear due to constant usage; however, the structure has been well maintained till date.	
12.0	Additional Notes / References / Documents Available	
	A brief interview with the lady of Tungekar family by Raj Mhatre. Entry was not permitted into the house.	



Common Reference No.	UN14
Card No.	88
Name of Property	Tungekar Manzil

View of a decorative timber column and carved stone pedestals



View Verandah showing main entrance door to the house and the niches on either side of each column



Baroque style stucco details seen on upper floor of the house facing road



CommonRef No: UN15
Card No.89
Ward (Part)
CS No./House No.: 353
Plot Area
B U Area
Date: 12.10.02
Record by: Sanjay/Raj
Review by: Smita Dalvi
Int No Ext Yes
Photo Ref: U7, U8



1.0		Denomination	
1.1	Name of Premises	Ismail Bhaiji House	
1.2	Earlier Name	Bhaiji House	
1.3	Built In	1885	Extension Date (If any)
2.0		Access	
2.1	Main	Directly opening on Dr. Zakir Husain Chowk, Masjid Mohalla	
2.2	Subsidiary	nil	
3.0		Ownership pattern	
3.1	Present	Ismail Bhaiji Family	
3.2	Past	Bhaiji Family	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.2	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	An old townhouse directly facing Dr. Zakir Hussein Chowk in the Masjid Mohalla located in old Uran town. The building is one of the few remaining examples of house types classical in details with hipped roof in Mangalore tiles and timber.	
5.2	Architectural Description	A two storied structure with a front verandah with semicircular arches and elevations with decorative Baroque style stuccowork. Load bearing brick masonry with arches has hipped roof in Mangalore tiles and timber purlins and eaves board. The property has a separating compound wall between front open space and Dr. Zakir Husain Chowk, partly in stone masonry and upper half in fabricated ms decorative grills with functional gate.	
5.3	Intrinsic	The ancestors of the present Bhaiji family, who were saltpan owners and a family in a trading business at Uran & wealthy citizens in the formative stages of Uran's development, built the building. The building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Some of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.	
5.4	Value Classification	Ar, Per, Grp, Orn	Recommended Grade II A
6.0		Topography	
6.1	Floors	Ground + 1	
7.0		Construction	
7.1	Plinth	750 high plinth in dressed basalt with mouldings. Moulded plinth steps in the centre.	
7.2	Walls	Arched brick masonry structure with load bearing brick masonry, plastered & painted the upper floor converted from Attic to floor.	
7.3	Floor	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 on the upper floor. The courtyard is lined with rough Shahbad tiles.	
7.4	Stairs	Could not be observed.	
7.5	Openings	Thick TW panelled doors on the ground floor. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with TW. The front windows on the upper floor are in sliding aluminium sections with tinted glazing. The buildings frontage is complimented by decorative brackets with eaves projection covered with two rows of Mangalore tiles.	
7.6	Roofing	Timber framed Mangalore tiled hipped roof supported on rafters and purlins, with projecting eaves with TW soffit.	

7.7	Articulation	The front verandah is divided into three arched bays having plinth steps located in the middle bay. Arches are supported on circular columns resting on circular articulated pedestal. Decorative stuccowork is seen defining the floors on the external façade. Intricate Decorative stuccowork is observed on upper floor faced. Masonry columns, projections of upper floor slab show Baroque styling in stucco to compliment the buildings frontage. The verandah has mouldings in timber on the ceiling.	
7.8	Finishes	External and internal walls are plastered and painted. The original flooring is in shahabad stone slab flooring provided in verandah. Internal finishes could not be observed.	
7.9	Interiors (Movable & Immovable)	Arches, entrance door architrave ceiling border is finished in decorative stucco with Baroque details	
7.10	Compound/ Fence / Gate	Proper compound wall divides the property from Dr. Zakir Husain Chowk, built in in coursed rubble masonry upto 900 high above ground and upper part is of ms decorative ms grill with a well designed ms gate.	
7.11	Curtilege / unbuilt space / out buildings / landscape	Triangular shape front open space is covered with lean to roof in corrugated asbestos sheets laid on pipe structure providing sun shading to ground floor front verandah and the open space.	
8.0		Services & Utilities	
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.	
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.	
8.3	Electricity	MSEB	
8.4	Water Supply	Municipal	
8.5	Drainage(Plumbing and Sanitation	Municipal lines	
8.6	Fire precaution	None	
8.7	Other (HVAC/BMS/ Security Systems)	None	
9.0		Condition	
9.1	Plinth	Good. In perfect line and level.	
9.2	Walls	Good. No obvious damage. Plaster on the outside in good condition	
9.3	Floor	Good. The timber members are in fair condition	
9.4	Stairs	Good.	
9.5	Openings	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition	
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.	
9.7	Articulation & Finishes	The ornamental bracket columns have been painted over by oil paint obscuring their original condition.	
9.8	Services	Fair	
9.9	Outbuildings	NA	
9.10	Overall condition	Good	
		Maintenance level	Well maintained
10.0		Transformation	
10.1	Form	No transformation taken place	
10.2	Structure	No structural modification carried out	
10.3	Articulation & Finishes	No change carried out in the decorative stuccowork or in ornamental treatment.	
11.0		DP Remarks / Perceived Threats	
		The building's age and natural wear due to constant usage; however, the structure has been well maintained till date.	
12.0		Additional Notes / References / Documents Available	
		An exclusive interview of Mr. Ismail Bhaiji eldest member of the family by Raj Mhatre. Entry was not permitted into the house.	

Common Reference No.	UN15
Card No.	89
Name of Property	Ismail Bhajji House



View of details showing Baroque style stucco details on upper floor



View of arched verandah with stucco work details seen on arches and columns



Common Ref No: UN16
Card No. 90
Ward (Part): 4
CS No./House No.: Unknown
Plot Area
B U Area
Date: 25.01.03
Record by: Sanjay/Vikas
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U2, U10



1.0	Denomination	
1.1	Name of Premises	Mookri House
1.2	Earlier Name	Mookri House
1.3	Built In	c. 1880
		Extension Date (If any)
2.0	Access	
2.1	Main	Mir Samdani Road in Masjid Mohalla
2.2	Subsidiary	
3.0	Ownership pattern	
3.1	Present	Private, Mookri family, uran
3.2	Past	Private, Mookri family, uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Residence
4.2	Past	Residence
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	An old townhouse directly facing Dr. Zakir Hussein Chowk in the Masjid Mohalla located in old Uran town. The building is one of the few remaining examples of house types classical in details with hipped roof in Mangalore tiles and timber.
5.2	Architectural Description	A two storied structure with full width front verandah and rear courtyard. It has timber decorative columns and brackets that support upper floor facia wall and projected decorated cornice. Timber frame structure with infill brick masonry & has a Mangalore tiled heaped roof. The rear courtyard is accessed through house. This building like typically many houses in Masjid Mohalla are interconnected with neighbouring properties by doors having access without using front or main roads. The property is being used by two families of Mookri family.
5.3	Intrinsic	The ancestors of the present Mookris, who were saltpan owners at Uran & welknown citizens in the formative stages of Uran's development, built the many buildings. This building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Many of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.
5.4	Value Classification	Ar, Per, Grp, Orn Recommended Grade II A
6.0	Topography	
6.1	Floors	Ground + One
7.0	Construction	
7.1	Plinth	750 high plinth in dressed basalt with mouldings. Moulded plinth steps in the centre.
7.2	Walls	Framed structure with timber columns and beams, in filled with brick masonry, plastered & painted the upper floor.
7.3	Floor	In the G+1 structure wooden floor supported over TW joists finished with Shahbad floor tiles and partially with marble mosaic tiles. In the ground floor wing the verandah has Shahbad stone flooring, with mosaic flooring on the upper floor. The courtyard is lined with rough Shahbad tiles.
7.4	Stairs	Two Teak wood single flight staircases to upper floor, with TW decorative railings & balustrade accessed from the front room. Simple service staircase with a quarter landing with plain timber railing is located at the rear court yard.

7.5	Openings	Thick TW panelled doors on the ground floor. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with TW. The buildings frontage is seen with full height windows that has shutters with three parts. Lower shutter is in timber panel. Upper shutter has two parts and lower part is in timber louvers and upper part is glazed. Space between arch and the window frame has fixed glass pane.	
7.6	Roofing	Mangalore tiled hipped roof supported on rafters and purlins, with projecting eaves with TW soffit.	
7.7	Articulation	Verandah on the ground floor faces the road. The timber columns and decorative brackets are visible. Decorative stuccowork is seen defining the floors and the upper floor on the external facade. The chajjas are supported over decorative brackets on the side walls. Intricate stuccowork is seen on the infill brick masonry on upper floor facing the road.	
7.8	Finishes	External and internal walls are plastered and painted. Baroque style decorative details in stucco work are visible from road. The original flooring has been changed in some places to Marble Mosaic tiles.	
7.9	Interiors (Movable & Immovable)	The columns and brackets are moderately carved and supporting timber beams. The TW joists are seen supporting timber boarding in the verandah. Internal staircase with spindle like balustrades with square timber post neatly polishes is seen of the single flight staircase to first floor.	
7.10	Compound/ Fence / Gate	The Mookri House is located on the road and steps lead to road directly. There is no compound wall in the front. Rear courtyard has R.R. Stone masonry wall of 2.10 m height with no direct access to courtyard from outside.	
7.11	Curtilege / unbuilt space / out buildings / landscape	There is a rear private courtyard with front & remains of chawl type structure, accessed through the main structure. Unattended rear court has full grown trees. Doors opening into neighbouring properties are closed with masonry construction.	
8.0	Services & Utilities		
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.	
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.	
8.3	Electricity	MSEB	
8.4	Water Supply	Municipal	
8.5	Drainage(Plumbing and Sanitation	Municipal lines	
8.6	Fire precaution	None	
8.7	Other (HVAC/BMS/ Security Systems)	None	
9.0	Condition		
9.1	Plinth	Good. In perfect line and level.	
9.2	Walls	Fair. No obvious damage. Plaster on the outside in good condition	
9.3	Floor	Fair. The timber members are in fair condition	
9.4	Stairs	Internal main staircase is well maintained and is in use.	
9.5	Openings	Fair. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition. Windows with low sills and faced with infill brick masonry walls	
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.	
9.7	Articulation & Finishes	The ornamental bracket columns have been painted over by oil paint obscuring their original condition. Brick infill panels in the elevation are finished with decorative stuccowork with painting.	
9.8	Services	Fair	
9.9	Outbuildings	NA	
9.10	Overall condition	Fair	
		Maintenance level	Fair
10.0	Transformation		
10.1	Form	No significant changes were observed	
10.2	Structure	No significant changes were observed	
10.3	Articulation & Finishes	The structure falls in the category of the older structures in Uran. The building seems to have been in continuous use since it was built, almost 250 years. New plaster, paint and floor finish have changed in past two years.	
11.0	DP Remarks / Perceived Threats		
	The building's age and natural wear due to constant usage; however, the structure has been well maintained till date.		
12.0	Additional Notes / References / Documents Available		
	Conversation with all members of the Mookri and Bhajji family, current owner and occupants.		



View of the corner of the structure showing intricate Baroque style details and arched window

Common Reference No.	UNUN16
Card No.	90
Name of Property	Mookri House



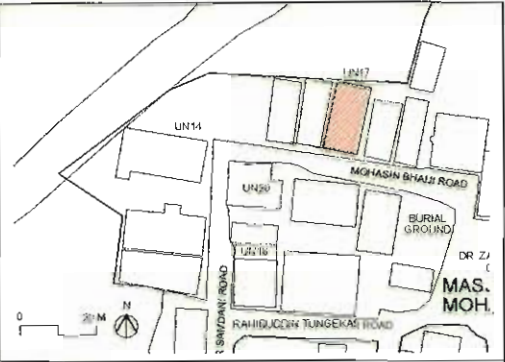
View of a typical bracket supporting with Projected beam with above



View of the timber joists supporting upper floor boarding and also shows articulated window corners



Common Ref No: UN17
Card No. 91
Ward (Part): 4
CS No./House No.: 304/B
Plot Area
B U Area
Date: 12.10.02
Record by: Sanjay/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U2



1.0	Denomination	
1.1	Name of Premises	Mookri Manzil
1.2	Earlier Name	Mookri Manzil
1.3	Built In	1870
		Extension Date (if any)
2.0	Access	
2.1	Main	Mohasin Baiji Road
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Mookri Family Uran
3.2	Past	Mookri Family Uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Residential
4.2	Past	Residential
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	An old two storey typical townhouse in the Masjid Mohalla opening on Mohasin Bhajji Road located in Masjid Mohalla, old Uran town.
5.2	Architectural Description	A two storied structure with a partial front verandah plain timber columns and brackets. Total timber framed structure with infill brick masonry & has a timber sloping roof in Mangalore tiles.
5.3	Intrinsic	The ancestors of the present Mookri family built the building. The building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Many of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.
5.4	Value Classification	Ar, Per, Grp, Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + 1
7.0	Construction	
7.1	Plinth	450 high plinth in dressed basalt stone and with plinth steps in the centre opening onto the road.
7.2	Walls	TW frame structure with timber columns and beams with infill brick masonry that is plastered.
7.3	Floor	In the G+1 structure and has floor supported over TW joists and boarding finished with Shahabad floor tiles. In the ground floor the front verandah has Shahbad stone slab flooring, with part mosaic flooring on the upper floor. The small courtyard is lined with rough Shahbad tiles.
7.4	Stairs	Teak wood single flight staircases to upper floor from within the inner room, with TW plain railings & balustrade. Simple service staircase plain timber railing is located at the courtyard.
7.5	Openings	Thick TW panelled doors on the ground floor. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with TW. The front windows on the upper floor are in divided in two parts where lower portion has timber turned balusters forming a barrier with TW shutters and upper half is open and has glazed shutters. The buildings frontage has projected beams that support the projected front wall on upper floor. On both sides arched windows open into narrow side open spaces on either side and are used very rarely as it opens into narrow and unattended open spaces with neighbouring structures.
7.6	Roofing	Timber framed Mangalore tiled heap roof supported on rafters and purlins, with projecting eaves board.

7.7	Articulation	Baroque style rich detailing in stucco work is seen on upper floor. On the ground floor verandah the decoration in timber columns, beams are very moderate. Roof of verandah is spanned with timber joists and timber boarding.
7.8	Finishes	External and internal walls are plastered. The original flooring has been changed in some places to Marble Mosaic tiles.
7.9	Interiors (Movable & Immovable)	The columns and brackets seen in verandah facing road above plane moderately carved with decorative elements. Door frames are simple and without any decorations. Moderate stucco decorative work is seen on ground floor whereas the upper floor has very rich Baroque style stucco decorations.
7.10	Compound/ Fence / Gate	The Mookri Manzil sits on the road outside it. There is no compound wall in the front. Rear court yard has R.R.Stone masonry.
7.11	Curtilege / unbuilt space / out buildings / landscape	Not applicable.
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Fair. In perfect line and level.
9.2	Walls	Fair. No obvious damage. Plaster on the outside in fair condition
9.3	Floor	Fair. The timber members are in fair condition
9.4	Stairs	Internal main staircase is well maintained and is in use.
9.5	Openings	Fair. The edges of the openings are well maintained. The TW panelled doors are painted and in Fair condition. Windows with low sills and faced with infill brick masonry walls
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	Articulation & Finishes	Fair and need regular maintenance.
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	No noticeable change observed in form
10.2	Structure	No noticeable change observed in structure
10.3	Articulation & Finishes	The structure falls in the category of the older structures in Uran. The building seems to have been in continuous use since it was built, ever since it is constructed.
11.0	DP Remarks / Perceived Threats	
	The building's age and natural wear due to constant usage; however, the structure needs the necessary maintenance.	
12.0	Additional Notes / References / Documents Available	
	Conversation with all members of the Mookri and Bhajji family, current owner and occupants of the Mukri Manzil. City survey map Uran.	



Common Ref No: UN18
 Card No. 92
 Ward(Part): 4
 CS No./House No.: 321
 Plot Area
 B U Area
 Date: 12.10.02
 Record by: Sanjay/Raj
 Review by: Smita Dalvi
 Int Yes Ext Yes
 Photo Ref: U2, U9



1.0	Denomination	
1.1	Name of Premises	Thakur Niwas
1.2	Earlier Name	Thakur Niwas
1.3	Built In	1875
	Extension Date (If any)	2000-Attic converted to upper floor
2.0	Access	
2.1	Main	Rahibuddin Tungekar Road, Masjid Mohalla
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Private, Thakur family, Uran
3.2	Past	Private, Thakur family, Uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Residence
4.2	Past	Residence
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	An old townhouse in the Masjid Mohalla located old Uran town. House located on the junction of Mir Samdani Road and Rahibuddin Tungekar Road, In Masjid Mohalla.
5.2	Architectural Description	A two storied structure with gable roof and a partial front verandah & an internal courtyard. Three bay structure in timber frame with partial verandah on right. Composite structure with timber column beam structure with brick infill with moderately carved wooden brackets supporting the cantilevered projection of the upper floor frame supporting the wall above. Total timber framed structure with infill brick masonry & has a timber sloping roof. The internal courtyard separates the main house from the ladies' rooms.
5.3	Intrinsic	The ancestors of the present Thakur family, who were saltpan owners at Uran & wealthy citizens in the formative stages of Uran's development, built the building. The building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Many of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.
5.4	Value Classification	Ar, Per, Grp, Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + One
7.0	Construction	
7.1	Plinth	750 high plinth in dressed basalt with mouldings. Moulded plinth steps in the centre.
7.2	Walls	Framed structure with timber columns and beams, in filled with brick masonry, plastered & painted the upper floor converted from Attic to floor.
7.3	Floor	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 on the upper floor. The courtyard is lined with rough Shahbad tiles.
7.4	Stairs	Two Teak wood single flight staircases to upper floor, with TW railings & a decorative balustrade accessed from front verandah & from the family room.
7.5	Openings	Thick TW panelled doors on the ground floor. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with TW. The front windows on the upper floor are in sliding aluminium sections with tinted glazing. The buildings frontage is complimented by decorative brackets with eaves projection covered with two rows of Mangalore tiles. Window openings on the side are provided with chajja projections supported by brackets.
7.6	Roofing	Timber framed Mangalore tiled gable sloping roof supported on rafters and purlins, with projecting eaves with TW soffit.

7.7	Articulation	On the ground floor the living room is located and rest of the frontage is occupied by the verandah. The separate door from Verandah opens into a single flight timber staircase leading to upper floor. Cornice with decorative stuccowork is seen defining the floors on the external façade. The chajjas are supported over decorative brackets.
7.8	Finishes	External and internal walls are plastered and painted. The original flooring has been changed in some places. Upper floor after renovation is finished with coloured marble mosaic tiles.
7.9	Interiors (Movable & Immovable)	The columns and brackets mentioned above are the in plain TW member's main interior features. Intricate floral decorations are seen in the <i>almari's</i> (built-in cupboards) furniture in Rose Wood.
7.10	Compound/ Fence / Gate	There is no compound wall.
7.11	Curtilage / unbuilt space / out buildings / landscape	There is a front narrow open space just levelled without any kind of landscaping but separates frontage from road with stone masonry compound wall. private courtyard with front & rear structure, accessed through the front structure & now additional entrance from the main road, currently rented out.
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Good. In perfect line and level.
9.2	Walls	Good. No obvious damage. Plaster on the outside in good condition
9.3	Floor	Good. The timber members are in fair condition
9.4	Stairs	Good.
9.5	Openings	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition. Upper floor windows are in sliding aluminium sections with tinted glass.
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	Articulation & Finishes	The ornamental bracket columns have been painted over by oil paint obscuring their original condition.
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Good
		Maintenance level Well maintained
10.0	Transformation	
10.1	Form	1875 structure with ground and attic floor changed to ground and upper floor by changing roof slope to have minimum height at the edge of the structure.
10.2	Structure	Conversion of the attic to the upper floor was carried out in 2001-2002 by increasing the height of rooms at eaves end of the structure and filling the gap on gable ends.
10.3	Articulation & Finishes	The structure falls in the category of the older structures in Uran. The building seems to have been in continuous use since it was built, almost 250 years. New plaster, paint and floor finish have changed in past two years.
11.0	DP Remarks / Perceived Threats	
The building's age and natural wear due to constant usage; however, the structure has been well maintained till date.		
12.0	Additional Notes / References / Documents Available	
Conversation with all members of the Thakur family, present owner and occupants.		

Common Reference No.	UN18
Card No.	92
Name of Property	Thakur Niwas



The built in wall cabinet with double mirrors and drawers below in rosewood



Highly decorative patterned cupboard with double mirror and drawers below in rosewood



View of a bedroom with a bed in rosewood and the staircase in the background



View of the timber bracket with decorative carvings supporting the floor projection above



Common Ref No: UN19
Card No. 93
Ward(Part)
CS No./House No.: 325
Plot Area
B U Area
Date: 12.10.02
Record by: Sanjay/Raj/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U2


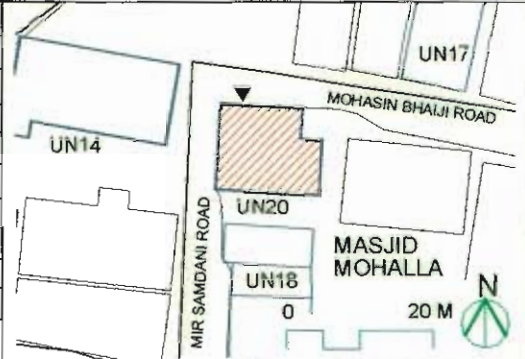


1.0		Denomination	
1.1	Name of Premises	Moosa Manzil	
1.2	Earlier Name	Moosa Manzil	
1.3	Built In	1963	Extension Date (If any)
2.0		Access	
2.1	Main	Rahibuddin Tungekar Road, Masjid Mohalla	
2.2	Subsidiary	nil	
3.0		Ownership pattern	
3.1	Present	Khairiddin Trust Uran	
3.2	Past	Khairiddin Trust Uran	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Residential	
4.2	Past	Residential	
4.2	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	An old townhouse in the Masjid Mohalla located in Masjid Mohalla, old Uran town.	
5.2	Architectural Description	A two storied structure with a open front opla and upper floor common balcony supported with wooden brackets with moderate carving to access the upper floor rooms. Structure seems to be composite timber framed structure with infill brick masonry & has a gable roof in timber and Mangalore tiles.	
5.3	Intrinsic	The property not very old as neighbouring ones constructed for the residential use is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families. Many of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.	
5.4	Value Classification	Ar, Per, Grp,	Recommended Grade III
6.0		Topography	
6.1	Floors	Ground + 1	
7.0		Construction	
7.1	Plinth	450 high plinth in dressed basalt stone and with plinth steps in the centre.	
7.2	Walls	A composite TW frame structure with timber columns and beams, in filled with brick masonry infills and plastered.	
7.3	Floor	In the G+1 structure with wooden floor supported over TW joists finished with Shahbad floor tiles on both the floors and outer opla finished with Indian Patient Stone is seen	
7.4	Stairs	The only structure with external staircase with ms and front decorative railing is seen in Masjid Mohalla. The staircase is in daily use.	
7.5	Openings	Fair. The edges of the openings are well maintained. The TW panelled doors are painted and in Fair condition. Windows with security round ms bar grills fitted into window frames and painted are observed. All openings are spanned with simple lintels.	
7.6	Roofing	The Gable roof in timber trusses laid with Mangalore tiles has eaves boards in fair condition.	
7.7	Articulation	The ornamental bracket columns have been painted over by oil paint obscuring their original condition. Brick infill panels in the elevation are finished with decorative stuccowork with painting.	
7.8	Finishes	Fair	
7.9	Interiors (Movable & Immovable)	Staircase railing and the common balcony railing is of cast iron panel type balustrades recently painted in attractive colour combination stands out visually. No other significant decorative timberwork or decorative stuccowork is observed.	
7.10	Compound/ Fence / Gate	Front open space with 230-thk brick masonry wall defines the compound wall. Opening in the compound wall is an entry to the property.	

7.11	Curtilege / unbuilt space / out buildings / landscape	Open space is just maintained and used for parking two wheelers for the residents of the Moosa Manzil. and is
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Fair. In perfect line and level.
9.2	Walls	Fair. No obvious damage. Plaster on the outside in fair condition
9.3	Floor	Fair.
9.4	Stairs	Well maintained recently painted.
9.5	Openings	Fair
9.6	Roofing	Mangalore tiles need to be rearranged. No significant damage observed.
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Outbuildings	N.A.
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	No noticeable change observed in form
10.2	Structure	No noticeable change observed in structure
10.3	Articulation & Finishes	The structure falls in the category of the older structures in Uran. The building seems to have been in continuous use since it was built.
11.0	DP Remarks / Perceived Threats	
The building's age and natural wear due to constant usage; however, the structure needs the necessary maintenance.		
12.0	Additional Notes / References / Documents Available	
Conversation with occupants of the Moosa Manzil and residents of Masjid Mohalla		

View of external staircase from corner of street



	Common Ref No: UN20	
	Card No. 94	
	Ward (Part): 4	
	CS No./House No.: 320	
	Plot Area	
	B U Area	
	Date: 12.10.02	
	Record by: Sanjay/Raj	
	Review by: Smita Dalvi	
	Int Yes Ext Yes	
Photo Ref: U2		

1.0	Denomination	
1.1	Name of Premises	Citizen High School
1.2	Earlier Name	Citizen High School
1.3	Built In	1904
		Extension Date (If any)
2.0	Access	
2.1	Main	Mohsin Bhaji Road, Masjid Mohalla
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Citizen School Trust Uran
3.2	Past	Citizen School Trust Uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Girls Urdu Primary School
4.2	Past	Girls Urdu Primary School
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	An old structure on the junction of Mir Samdani Road and Mohasin Bhaji Road in the Masjid Mohalla located in old Uran town.
5.2	Architectural Description	A two storied composite structure with timber frame with infill brick masonry with hipped timber roof. A front verandah with plain timber columns and beams frame and has a precast panel in concrete railing to the verandah separating the road and verandah. Small side court on the east of the building has a door opens on the road.
5.3	Intrinsic	The School building was constructed in the memory of Marhoom Mohamed Jafar Gulam Husain Tungekar by his six sons. This school was registered in 1923 and started working as full primary school since 1951. This privately funded by Tungekar family. Some of the surrounding old houses have now given way to RCC apartment blocks, thus altering the precinct character of the old streetscape.
5.4	Value Classification	Ar, Per, Grp, Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + 1
7.0	Construction	
7.1	Plinth	450 high plinth in dressed basalt with mouldings. Moulded plinth steps on the right of the building the centre.
7.2	Walls	Composite timber frame and masonry structure with brick masonry plastered & painted the upper floor has rooms above verandah.
7.3	Floor	In the G+1 timber columns in front verandah and upper floor supported over TW joists finished with Shahbad slabs. In the ground floor wing with the verandah has Shahabad tile flooring. Projected cornice at floor level defined the floor separation between the verandah below and walls above.
7.4	Stairs	Could not be observed.
7.5	Openings	TW panelled doors on the ground floor. Full height windows are of TW and shutters partly glazed and lower ones panelled with TW. The front windows on the upper floor are in TW glazed panes double shutter. Decorative columns, projections and brackets compliment the buildings frontage.
7.6	Roofing	Timber framed Mangalore tiled heap roof supported on rafters and purlins, with projecting eaves with TW soffit.
7.7	Articulation	Timber columns, brackets and beams seen are without noticeable wooden carvings. Upper floor columns in front are with stuccowork in plaster. Typical pattern of grill is being observed in Verandah and upper floor railings is also see in few building constructed in the same period.

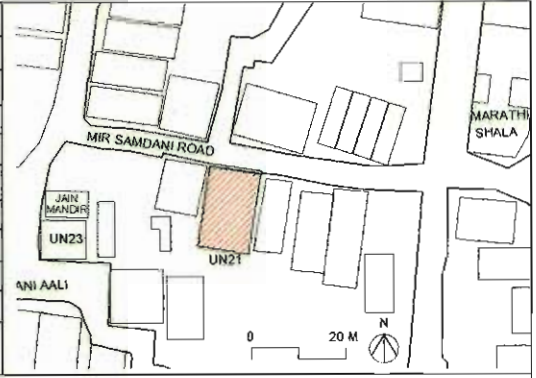
7.8	Finishes	External and internal walls are plastered and painted. The original flooring is seen as it was provided in verandah. Internal finishes could not be observed.
7.9	Interiors (Movable & Immovable)	The columns and brackets mentioned above are the in plain TW member's main interior features. Typical prefabricated railings are seen in few structures in Masjid Mohalla.
7.10	Compound/ Fence / Gate	The School building is located on the junction of Mir Samdani road and Mohasin Bhaiji Road.
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.
8.0		Services & Utilities
8.1	Lighting	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation)	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0		Condition
9.1	Plinth	Fair. In perfect line and level.
9.2	Walls	Fair. No obvious damage. Plaster on the outside in good condition
9.3	Floor	Fair. The timber members are in fair condition
9.4	Stairs	Could not be observed
9.5	Openings	Fair. The edges of the openings are well maintained. The TW panelled doors are painted and in Fair condition. Windows with low sills and faced with infill brick masonry walls
9.6	Roofing	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	Articulation & Finishes	External plaster needs to be repaired. It may affect the wall on the western side due to ill maintenance of the external surface. Timber posts and beams appeared to be in fair condition
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Fair
		Maintenance level Fair
10.0		Transformation
10.1	Form	No noticeable change observed in form
10.2	Structure	No noticeable change observed in structure
10.3	Articulation & Finishes	The structure falls in the category of the older structures in Uran. The building seems to have been in continuous use since it was built.
11.0		DP Remarks / Perceived Threats
		The building's age and natural wear due to constant usage; however, the structure needs the necessary maintenance.
12.0		Additional Notes / References / Documents Available
		Information gathered from conversation with Ataulah Tunekar, Chairman, and trustee of Jama Masjid Uran and residents of Masjid Mohalla Uran. Entry inside the premises was not permitted.

Side elevation of the school building





Common Ref No: UN21
Card No. 95
Ward (Part): 4
CS No./House No.: 423
Plot Area
B U Area
Date: 25.01.03
Record by: Sanjay/Vikas
Review by: Smita Dalvi
Int Yes Ext Yes
Photo. Ref



1.0	Denomination		
1.1	Name of Premises	Bakshi House	
1.2	Earlier Name	Bakshi House	
1.3	Built In	C. 1885	Extension Date (If any)
2.0	Access		
2.1	Main	Mir Samdani Road	
2.2	Subsidiary	nil	
3.0	Ownership pattern		
3.1	Present	Private, Bakshi Family	
3.2	Past	Private, Bakshi Family	
3.3	Status	Owner	
4.0	Use		
4.1	Present	Residence	
4.2	Past	Residence	
4.2	Usage	Daily	
5.0	Significance & Value Classification		
5.1	Townscape (Manmade)	An old town house that opens out directly on Mir Samdani Road of Masjid Mohalla precinct. This property is surrounded by partially by structures of the same period, and few have come up in RCC.	
5.2	Architectural Description	A medium size townhouse ground plus one upper storey with a front verandah in 4 unequal bays, having timber columns and decorative timber brackets. The bay on the right has been enclosed to create an extra room. This is a composite structure of timber frame and infill brick masonry walls. Upper floor has ornamental stucco work highlighting articulated columns and windows with arches. Upper floor elevation and lower floor structural bays do not match structurally.	
5.3	Intrinsic	Previous generations of the Bakshi Family were traders, having large property at Uran. They were well-known citizens in the formative stages of Uran's development, built many buildings in Masjid Mohalla. This building is one of the few remaining examples of house types typical of the Masjid Mohalla, which is still populated mainly by Muslim families.	
5.4	Value Classification	Ar, Per, Grp, Orn	Recommended Grade II A
6.0	Topography		
6.1	Floors	Ground + one	
7.0	Construction		
7.1	Plinth	About 1200 high-coursed rubble masonry with 6 approach steps from the road in stone slab finish.	
7.2	Walls	Infill brick masonry panels between timber columns and beams	
7.3	Floor	Flooring in verandah is in patterned tiles.	
7.4	Stairs	Internal staircase could not be observed	
7.5	Openings	Timber frame openings are seen on ground and upper floor. Upper floor windows are full height divided into glazed and TW panelled shutters, with a fanlight at the top.	
7.6	Roofing	Upper floor is laid on timber joists resting on timber beams supported on columns and decorative brackets.	
7.7	Articulation	The structural bays are formed by timber columns and the elevational treatment in stucco work. Due to a high plinth, the timber railing with patterned designs spans between timber columns.	
7.8	Finishes	Patterned tile flooring is seen in the Verandah.	
7.9	Interiors (Movable & Immovable)	Interiors could not be observed.	

7.10	Compound/ Fence / Gate	Property has no compound wall on the roadside and steps directly open onto the road.
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.
8.0	Services & Utilities	
8.1	Lighting	Natural lighting fair. Artificial lighting through electric light fixtures.
8.2	Ventilation	Natural lighting fair. Artificial lighting through electric light fixtures.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal supply
8.5	Drainage(Plumbing and Sanitation	Municipal council.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	High plinth of about 1.20 m. in stone coursed masonry with entrance steps upto plinth
9.2	Walls	Brick masonry infill walls are seen with architrave detailed out in stucco work
9.3	Floor	Good and in line and level.
9.4	Stairs	Could not be observed.
9.5	Openings	Full height windows on upper floor located above verandah are well maintained.
9.6	Roofing	Roofing is well maintained.
9.7	Articulation & Finishes	Fairly maintained.
9.8	Services	Fair
9.9	Outbuildings	N.A.
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	Part of the verandah is enclosed to create an extra room
10.2	Structure	No modification of the structure
10.3	Articulation & Finishes	No significant changes observed
11.0	DP Remarks / Perceived Threats	
No immediate threat perceived. However in future the structure may be reconstructed due to the need out of growing family.		
12.0	Additional Notes / References / Documents Available	
During an interview with Bakshi Saheb, the sole owner of the property, who belongs to the business community of Uran and owns a large property on Mir Samdani Road. The owner has developed some properties there into modern apartments to accommodate his family members and few were sold. This structure too faces a future of demolition to accommodate an apartment block.		

View of Bakshi House from Mir Samdani Road



View of the articulated timber bracket





Common Ref No: UN22
 Card No. 96
 Ward (Part): 4
 CS No./House No.: not known
 Plot Area
 B U Area
 Date: 25.01.03
 Record by: Sanjay/Vikas
 Review by: Smita Dalvi
 Int Yes Ext Yes
 Photo Ref: U10



1.0	Denomination	
1.1	Name of Premises	Nerekar's House
1.2	Earlier Name	Nerekar's House
1.3	Built In	C. 1890
		Extension Date (If any)
2.0	Access	
2.1	Main	Bazaar Peth Near Gandhi Chowk
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Private, Nerekar Family
3.2	Past	Private, Nerekar Family
3.3	Status	Owner
4.0	Use	
4.1	Present	Commercial use on ground floor and residence on upper floor
4.2	Past	Residence
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	An old town house in the bazaar peth that opens out directly on Bazaar peth road near Gandhi chowk. This property is surrounded by partially by structures of the same period, and few have come up in RCC.
5.2	Architectural Description	A medium size townhouse is located in bazaar, commercial area of Uran. It has ground plus one storey with a front verandah in central bay of one of the three bays with a staircase leads to upper floor. Other bays have been enclosed with brick infill thus creating three shops. Typical timber frame structure with brick masonry infill separated out three bays into three rental units. This is a composite structure of timber frame and infill brick masonry walls. Upper floor has Baroque style ornamental stuccowork highlighting articulated columns and windows with arches. It has hipped roof in Mangalore tiles over timber boarding and articulated eaves board.
5.3	Intrinsic	A typical Baroque style town house in commercial centre of Uran constructed 123 years ago.
5.4	Value Classification	Ar, Per, Grp, Orn
		Recommended Grade
		II A
6.0	Topography	
6.1	Floors	Ground + one
7.0	Construction	
7.1	Plinth	About 450 high-coursed rubble masonry with plinth steps from the road in stone slab finish.
7.2	Walls	Infill brick masonry panels between timber columns and beams
7.3	Floor	Flooring in verandah is in patterned tiles.
7.4	Stairs	Single flight timber staircase is located in the verandah.
7.5	Openings	Timber frame openings are seen on floor. Upper floor windows are full height divided into glazed and TW panelled shutters, with a fanlight at the top. All glazed windowpanes are in different colour makes an interesting elevation.
7.6	Roofing	Upper floor is laid on timber joists resting on timber beams supported on columns.
7.7	Articulation	Timber columns and the elevational treatment in stuccowork form the structural bays. Decorative MS security grill is provided for enclosing the verandah.
7.8	Finishes	Patterned tile flooring is seen in the Verandah.
7.9	Interiors (Movable & Immovable)	Interiors could not be observed.
7.10	Compound/ Fence / Gate	Property has no compound wall on the roadside and steps directly open onto the road.
7.11	Curtilage / unbuilt space / out buildings / landscape	N.A.

8.0	Services & Utilities	
8.1	Lighting	Natural lighting fair. Artificial lighting through electric light fixtures.
8.2	Ventilation	Natural Ventilation fair. Artificial ventilation through electric fans.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal supply
8.5	Drainage (Plumbing and Sanitation)	Municipal council.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	High plinth of about 450 in stone coursed masonry with entrance steps upto plinth
9.2	Walls	Brick masonry infill walls and stucco work are well maintained.
9.3	Floor	Good and in line and level.
9.4	Stairs	Could not be observed.
9.5	Openings	Full height windows on upper floor located above verandah are well maintained.
9.6	Roofing	Roofing is well maintained.
9.7	Articulation & Finishes	Fairly maintained.
9.8	Services	Fair
9.9	Outbuildings	N.A.
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	Part of the verandah is enclosed to create an extra room
10.2	Structure	No modification of the structure
10.3	Articulation & Finishes	No significant changes observed
11.0	DP Remarks / Perceived Threats	
No immediate threat perceived.		
12.0	Additional Notes / References / Documents Available	
Interview with local people and observations, City survey map of Uran		

View of Nerekar's House from Bazaar Peth Road

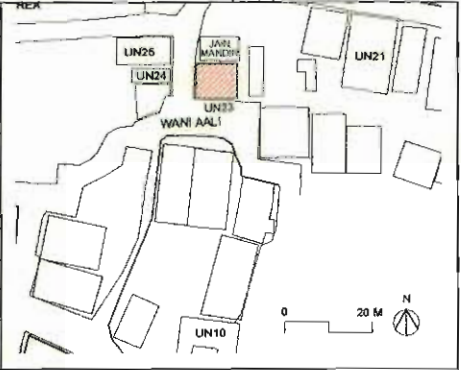


View of typical window from the street





Common Ref No: UN23
Card No.: 97
Ward(Part): 5
CS No./House No. 219 / 220
Plot Area
B U Area
Date: 28.12.02
Record by: Sanjay/Gaurav/Raj
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U5



1.0	Denomination	
1.1	Name of Premises	Kanya Shala Uran
1.2	Earlier Name	Sarvaiya's Property
1.3	Built In	1910
		Extension Date (If any)
2.0	Access	
2.1	Main	Wani Aali, Next to Jain Temple off uran Mora Road
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Leased to Uran Municipality for running Girls' School
3.2	Past	Owned by Sarvaiya Family
3.3	Status	Property leased by Sarvaiya Family Trust on conditions to run girls' school
4.0	Use	
4.1	Present	Primary Girls School
4.2	Past	Personal property of Sarvaiya Family Uran
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Located in Wani Aali Opposite Satsang Hall and next to Jain Temple.
5.2	Architectural Description	Typical Ground and one up composite structure in timber frame and infill brick masonry walls. Gable roof with Mangalore tiles with battens laid on timber boarding. Number of windows facing front road and side open space illuminate the interior sufficiently. Front side of the building is west facing so provided with continuous lean to roof with Mangalore tiles with timber posts on the ground floor.
5.3	Intrinsic	Kanya Shala Uran No.2 started in 1871. Initially the school started in the building owned by Shri Lakhmichand Chaturbhuj and first floor had office of Municipal Council of Uran. Present building and the open space next to the school building was leased to school by Late Shah Cgaganlal Kakkalbhai Sarvaiya after 1910.
5.4	Value Classification	Ar, Per, Soc Recommended Grade: III
6.0	Topography	
6.1	Floors	Ground + one
7.0	Construction	
7.1	Plinth	750 high plinth in coursed stone masonry projecting beyond the face.
7.2	Walls	Combination structure with timber posts and beams, with infill brick masonry.
7.3	Floor	Wooden floor of TW joists and TW planks finished with mortar bed and mosaic tiles. The terrace on the upper floor is directly supported over the load bearing brick masonry extension added later. In the ground floor shop, the flooring is in Shahabad tiles. The residential spaces on the upper floor are in mosaic tiles. The attic space is in timber boarding on wooden joists.
7.4	Stairs	Could not be observed.
7.5	Openings	The door openings have TW frame with thick panelled shutters, painted. The window openings are arched with low sill, the frames being double rebated. All windows are spanned by arch. They are divided into two parts. Both the divisions have timber panelled shutters. All windows are provided with GI corrugated sheet chajjas supported by timber
7.6	Roofing	Timber framed Mangalore tiled gabled roof supported on rafters and purlines, with a timber boarding. From the edge of decorative floor slab projection from the front surface GI corrugated sheet protection provides shading devise to the windows and door to opening into the street.
7.7	Articulation	The facade is in four structural bays. Five window bays with arched openings are on south facing gable wall end has an open space that is mainly used for parking. The openings in the gable wall are of precast concrete jali.

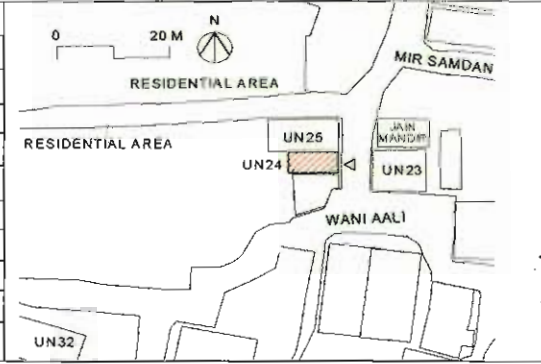
7.8	Finishes	Well kept lime plastered timber ceilings, doors, windows painted with oil paint. External finishing airy attended Walls painted regularly		
7.9	Interiors (Movable & Immovable)	Composite structure built in Timber frame structure and infill brick masonry		
7.10	Compound/ Fence / Gate	No compound wall or gate exists. Entrances to the building directly open on to the road.		
7.11	Curtilege / unbuilt space / out buildings / landscape	All doors open directly in Wani Aali opposite Jain Satsang hall,		
8.0	Services & Utilities			
8.1	Lighting	Natural lighting through doors, windows and Artificial with electrical light fittings		
8.2	Ventilation	Natural cross ventilation with doors and windows. Artificial ventilation provided by fans.		
8.3	Electricity	MSEB		
8.4	Water Supply	Municipal		
8.5	Drainage(Plumbing and Sanitation	Municipal lines.		
8.6	Fire precaution	None		
8.7	Other (HVAC/BMS/ Security Systems)	None		
9.0	Condition			
9.1	Plinth	Fair. It is in good condition.		
9.2	Walls	Fair. Plaster on the outside is in poor condition		
9.3	Floor	Fair.		
9.4	Stairs	Could not be observed		
9.5	Openings	Fair. Openings on the ground floor are fairly maintained.		
9.6	Roofing	Sound structural condition.		
9.7	Articulation & Finishes	Residential property converted into school. External finishes on the ground and upper storey are in poor condition.		
9.8	Services	Fair		
9.9	Outbuildings	NA		
9.10	Overall condition	Fair		
		<table border="1"><tr><td>Maintenance level</td><td>Fair</td></tr></table>	Maintenance level	Fair
Maintenance level	Fair			
10.0	Transformation			
10.1	Form	No visible change in the overall form.		
10.2	Structure	No visible change in the overall form.		
10.3	Articulation & Finishes	Front space covered with RCC slab roofing thus terrace is added to the upper floor bed room		
11.0	DP Remarks / Perceived Threats			
	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. Regular external maintenance is recommended.			
12.0	Additional Notes / References / Documents Available			
	Conversation with the members of the Sarvaiya Family Uran, City Survey Map, Uran			

View of a Kanya Shala building from Wani Aali and open space junction.





Common Ref No: UN 24
Card No.: 98
Ward(Part) : 5
CS No. /House No.: 533
Plot Area
B U Area
Date : 28.12.02
Record by : Sanjay / Gaurav
Review by : Smita Dalvi
Int yes Ext yes
Photo Ref: U7, U9



1.0	Denomination	
1.1	Name of Premises	Jain Satsang Hall, Wani Aali
1.2	Earlier Name	Same as above
1.3	Built In	1910
		Extension Date (If any)
2.0	Access	
2.1	Main	Wani Aali, off Uran Mora Road
2.2	Subsidiary	None
3.0	Ownership pattern	
3.1	Present	Sarvaiya Family Trust,Uran
3.2	Past	Shri Saraviya Family Uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	A part of an old town house in the Wani Aali off Uran Mora Road of which ground floor is mainly used as a godown by Sarvaiya's trading activity and upper floor is used for religious and social work activities.
5.2	Architectural Description	A rectangular, two storied structure with a pitched roof on a narrow street frontage. A verandah in the front with a central decorative gable leads to a hall on the ground floor, used as a storage space currently. From the verandah itself, a straight flight staircase connects to the upper floor which is set back from the street and is used as an activity hall by the ladies of the Jain community for religious and social causes.
5.3	Intrinsic	Ladies of Gujarathi and Jain community formed Gujarathi Mahila Mandal Uran 23 rd March 1965 and Sarvaiya family offered this structure which was a part of adjoining Sarvaiya's House to hold the Mandal's activities.
5.4	Value Classification	Ar, Per, Cul Recommended Grade: III
6.0	Topography	
6.1	Floors	Ground + One
7.0	Construction	
7.1	Plinth	500 high plinth in coursed rubble masonry with projecting plinth steps in the central bay in stone.
7.2	Walls	Combination structure with timber posts and beams, in filled with 450 thk brick masonry walls.
7.3	Floor	Suspended wooden floor of TW joists finished with TW boarding. The ground floor is finished with Shahbad flooring
7.4	Stairs	Teak wood single flight staircase on TW string beams leads to upper floor, with balustrade in timber. Moulded handrail and newell posts.
7.5	Openings	The door openings on the ground floor are shallow arched with heavy TW frame with thick panelled shutters, and glazed ventilators. The window openings on the upper floor are full height from floor level to lintel level in three parts, the top part being a glazed ventilator. The two main parts are with Tw framed shutters with vertical MS rod grills on the lower half.
7.6	Roofing	The main structure has a timber framed Mangalore tiled pitched roof supported on TW trusses, rafters and purlins, finished with timber boarding on the inner side. Projecting eaves soffited with TW boarding. The front verandah has a lean to roof with a central gable over the plinth steps with decorative fascia board.
7.7	Articulation	The façade is organised into two bays on the upper floor and three bays on the lower floor. The TW posts in the front verandah rest on moulded stone base. The verandah is articulated with a decorative central gable and timber railing. The structural members on the upper floor are articulated externally as ornamented pilasters with classical details.
7.8	Finishes	External and internal walls are plastered and painted.

7.9	Interiors (Movable & Immovable)	No special features.
7.10	Compound/ Fence / Gate	The entrance of the structure opens directly in Wani Aali.
7.11	Curtilege / unbuilt space / out buildings / landscape	No open space exists around the structure
8.0	Services & Utilities	
8.1	Lighting	Natural light through windows. Artificial lighting using fluorescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB supply
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Fair. The edges show signs of wear and tear.
9.2	Walls	Poor. Leakages in a few places. Plaster on the outside in variable condition. The TW posts show some weathering and minor cracks.
9.3	Floor	Fair. The timber members are in fair condition.
9.4	Stairs	Good. Sound structurally.
9.5	Openings	Fair. The front windows in poor condition.
9.6	Roofing	Sound structural condition except in the verandah where the rafters and fascia show signs of weathering.
9.7	Articulation & Finishes	Internal plaster and paint needs maintenance.
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	No visible change in the overall form. A few concrete grills added on the gable wall on one side of the structure.
10.2	Structure	No visible changes
10.3	Articulation & Finishes	No visible changes
11.0	DP Remarks / Perceived Threats	
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. Regular external maintenance is recommended.		
12.0	Additional Notes / References / Documents Available	
Conversation with the members of the Sarvaiya Family Uran, City Survey Map, Uran		

View of the internal staircase with Structural frame and flooring in timber

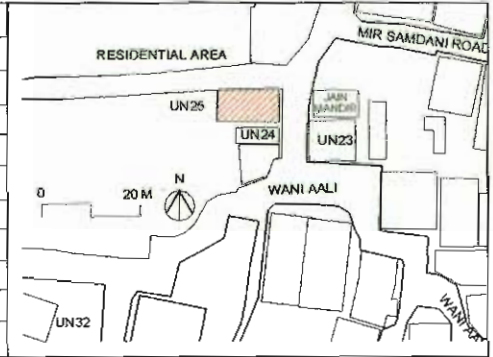


Internal view of the satsang hall timber roof details and timber flooring





Common Ref No: UN25
Card No.: 99
Ward(Part): 5
CS No.:house No.: 532/A
Plot Area
B U Area
Date: 28.12.02
Record by: Sanjay/Gaurav/Raj
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref : U7, U9



1.0	Denomination	
1.1	Name of Premises	Bhagwan Bhavan
1.2	Earlier Name	Bhagwan Bhavan
1.3	Built In	1910
		Extension Date (if any) Front space covered in 1992.
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	Wani Aali inner junction
3.0	Ownership pattern	
3.1	Present	Sarvaiya Family
3.2	Past	Sarvaiya Family
3.3	Status	Owner
4.0	Use	
4.1	Present	Residential (upper floor)+ Commercial (ground floor) since last 12 years
4.2	Past	Residential
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The town house built in 1925 and front open space for shop and storage space covered in 1992. The structure is located at the junction of two sub lanes of Wani Aali predominantly a Gujarathi and Jain community residential area.
5.2	Architectural Description	A timber framed two storied structure using brick infill walls. It has a pitched roof The front open space presently covered is used as a shop having an entrance which opens directly on to Wani Aali. The rear rooms serve the purpose of being used as a storage space and as residence for the employees of the shop. The narrow passage common between the residence and Satsang Hall on south connects two properties at upper floor level. The attic space 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 and a kitchen kitchen.
5.3	Intrinsic	The structure constructed by Sarvaiya family who were merchants in Uran.
5.4	Value Classification	Ar, Per, Orn Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + one + attic space
7.0	Construction	
7.1	Plinth	750 high plinth in coursed stone masonry projecting beyond the face.
7.2	Walls	Combination structure with timber posts and beams, in filled with 450 thk brick masonry, with niches for storage.
7.3	Floor	Wooden floor of TW joists and TW planks finished with mortar bed and mosaic tiles. The terrace on the upper floor is directly supported over the load bearing brick masonry extension added later. In the ground floor shop, the flooring is in Shahabad tiles. The residential spaces on the upper floor are in patterned mosaic tiles. The attic space is in timber boarding on wooden joists.
7.4	Stairs	Teak wood single flight staircase to upper floor at two locations, with balustrade and decorative newel posts in timber. Front staircase connects to upper floor. Inner staircase connects upper floor and attic.
7.5	Openings	The door openings have 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 vertical iron bars for security purpose.

7.6	Roofing	Timber framed Mangalore tiled gabled roof supported on rafters and purlins, with a timber boarded ceiling as an attic floor. The attic is 2300 high with arched windows on the side walls, making it possible for ventilating the roof space. From the edge beams at attic level, a continuous overhang projects out on two sides, shading the windows and door to terrace.
7.7	Articulation	The facade is in three structural bays on four timber posts. The bays are of infill brick masonry that forms an attached terrace on upper floor. The railing of the terrace and the openings below are made of precast concrete jali. At the first floor level, arched openings are present on external walls opening on to the street on north.
7.8	Finishes	Well kept lime plaster walls painted regularly with timber ceilings, doors, windows painted with oil paint. External finishing fairly attended but not painted regularly.
7.9	Interiors (Movable & Immovable)	Movable furniture is seen in all the rooms. Built in cupboards with glazed wooden shutters in walls are used as show case in Living room. Partial plywood cupboards with laminated finish are covering one wall of the living room. Jhula in timber with shining metal suspenders, typically found in Gujarathi families is also seen in general purpose room.
7.10	Compound/ Fence / Gate	Front open space of about 3.00 M wide has been covered with brick masonry with a single entry to the property to create additional covered storage space on ground floor and terrace attached to upper floor to the front bed room with brick masonry railings
7.11	Curtilege / unbuilt space / out buildings / landscape	Entrance opens on the Wani Aali street leaving no open space with almost a blank wall faced with small rcc jali openings above eye level.
8.0	Services & Utilities	
8.1	Lighting	Natural lighting through doors, windows and Artificial with electrical light fittings
8.2	Ventilation	Natural cross ventilation with doors and windows. Artificial ventilation provided by fans and window air conditioning unit in living room.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines.
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	Air conditioning Unit is provided in living room on the upper floor
9.0	Condition	
9.1	Plinth	Good. It is in good line and level.
9.2	Walls	Fair. Plaster on the outside is in poor condition
9.3	Floor	Fair. The timber members are in fair condition.
9.4	Stairs	Fairly good condition
9.5	Openings	Fair. Openings on the ground floor are poorly maintained.
9.6	Roofing	Sound structural condition.
9.7	Articulation & Finishes	External finishes on the ground and upper storey are in poor condition.
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	No visible change in the overall form.
10.2	Structure	Walls with RCC grills added to cover the front open space for additional godown area.
10.3	Articulation & Finishes	Front space covered with RCC slab roofing thus terrace is added to the upper floor bed room
11.0	DP Remarks / Perceived Threats	
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. Regular external maintenance is recommended.		
12.0	Additional Notes / References / Documents Available	
Conversation with the members of the Sarvaiya Family Uran, City Survey Map, Uran		



Common Reference No.	UN25
Card No.	99
Name of Property	Bhagwan Bhavan,

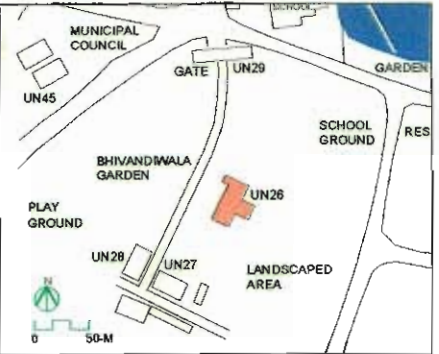
View of living hall on first floor showing patterned floor tiles and timber joist roofing with timber boarding



View of the windows of attic space and the gable end of Bhawan Bhavan as viewed from neighboring structure



Common Ref No: UN26
Card No. 100
Ward (Part): 3
CS No./House No.: 620
Plot Area
B U Area
Date: 19.10.02
Record by: Raj /Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1

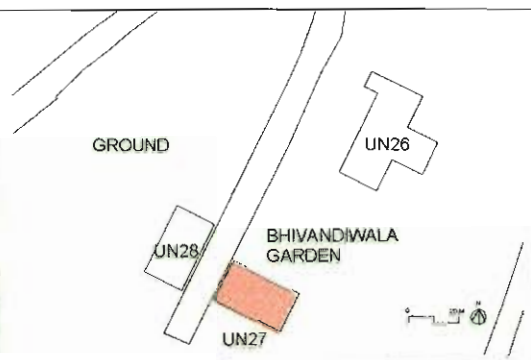


1.0	Denomination			
1.1	Name of Premises	Bhiwandiwala Estate, Building No. 1		
1.2	Earlier Name	Guest House		
1.3	Built In	C. 1900		
		Extension Date (If any)		
2.0	Access			
2.1	Main	Uran Nagaon Road		
2.2	Subsidiary	Internal access from Bhiwandiwala Estate		
3.0	Ownership pattern			
3.1	Present	Bhiwandiwala Family, Mumbai		
3.2	Past	Bhiwandiwala Family, Uran		
3.3	Status	Owner		
4.0	Use			
4.1	Present	Bhiwandiwala Family Mumbai		
4.2	Past	Sir Dosabhai H. Bhiwandiwala		
4.2	Usage	Not in use		
5.0	Significance & Value Classification			
5.1	Townscape (Manmade)	A private guest house having two story structure located along the internal road of Bhiwandiwala Estate. The entrance to the estate is opposite Native High School on Uran Nagaon Road		
5.2	Architectural Description	Two-storey composite timber frame structure with load bearing brick infill. Front corridors on ground and upper floor connect the guest rooms. External staircase is in stone slab steps supported over brick masonry with one quarter landing which connects both floors. Timber columns on ground floor support the beams and the timber joist and timber boarding of the corridor above. The gable roof is in Mangalore tiles supported on timber trusses with timber boarding. Services block to the guest rooms is attached to the row of rooms at the rear of the structure.		
5.3	Intrinsic	The Bhiwandiwalas are a Parsi family. Sir Dosabhai Bhiwandiwala, ex-chairman Uran Municipal Council played an important role in shaping Uran. He donated generously to projects beneficial to the people of Uran, among them; the Aziz water works no.1 and the Government Dispensary on Uran Mora road. He constructed this guesthouse to facilitate on duty Government officers and many other personalities who used to visit Uran on various occasions during times when such facilities were lacking in Uran.		
5.4	Value Classification	Ar, Per <table border="1" style="display: inline-table;"><tr><td>Recommended Grade</td><td>III</td></tr></table>	Recommended Grade	III
Recommended Grade	III			
6.0	Topography			
6.1	Floors	Ground + 1		
7.0	Construction			
7.1	Plinth	300 plinth in stone masonry		
7.2	Walls	Load bearing brick infill masonry with plaster		
7.3	Floor	Pattern tile flooring is on both the floors. Upper floor tiles were infill above timber boarding laid over TW joists supported on TW beams.		
7.4	Stairs	Stone slab steps are spanning over brick masonry with a quarter landing. Railing and handrail is missing.		
7.5	Openings	Timber openings with arched windows and window shutters with louvered panes for ventilation in upper floor. Lower floor windows have timber panel shutters. All doors and windows have fanlights and door have panel shutters		
7.6	Roofing	Gable roof in Mangalore tiles laid over timber boarding fixed on timber purlins. Patterned eaves board in timber are missing or displaced in many places.		

7.7	Articulation	Upper floor corridor has a railing in cast iron with timber handrail spanning between columns supporting the roof of the structure.
7.8	Finishes	Patterned tile flooring is on both the floors.
7.9	Interiors (Movable & Immovable)	Cast iron railing spans between timber columns on the first floor corridor.
7.10	Compound/ Fence / Gate	The structure is part of the larger estate.
7.11	Curtilege / unbuilt space / out buildings / landscape	The Bhiwandiwala Estate has planned landscape areas, open ground which is used by schools in Uran for sports activities.
8.0	Services & Utilities	
8.1	Lighting	Natural, structure not in use
8.2	Ventilation	Natural, structure not in use
8.3	Electricity	Currently disconnected
8.4	Water Supply	Could not be observed
8.5	Drainage(Plumbing and Sanitation	Not available
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Showing natural wear and tear
9.2	Walls	No maintenance - poor
9.3	Floor	Edges worn out, tiles broken in some places
9.4	Stairs	Railing missing, no roof over staircase
9.5	Openings	Unmaintained
9.6	Roofing	No maintenance eaves board broken or missing at many locations.
9.7	Articulation & Finishes	Poor, no maintenance
9.8	Services	N.A.
9.9	Outbuildings	N.A.
9.10	Overall condition	Dilapidated
		Maintenance level Neglected
10.0	Transformation	
10.1	Form	Deterioration observed due to neglect over a long period
10.2	Structure	As above
10.3	Articulation & Finishes	As above
11.0	DP Remarks / Perceived Threats	
	The structure is in a dilapidated condition.	
12.0	Additional Notes / References / Documents Available	
	Little information was shared by the present caretaker manger of the Bhiwandiwala Estate and the employed staff for maintaining the property and who stay in quarters on the estate. Additional information received from Shri Shekhar Mhatre, Ex-chairman of Uran Municipal Council, and the city survey map of Uran	



Common Ref No: UN27
Card No. 101
Ward (Part): 3
CS No./House No.: 621
Plot Area
B U Area
Date: 19.10.02
Record by: Raj /Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1

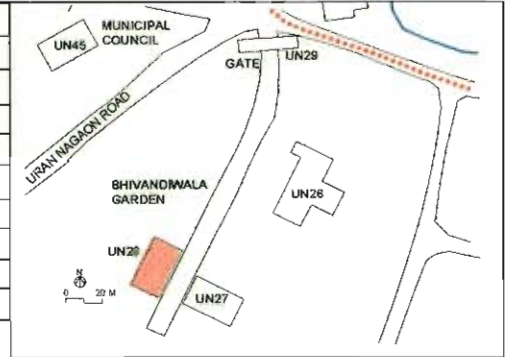


1.0	Denomination	
1.1	Name of Premises	Bhiwandiwala Estate, Building No. 2
1.2	Earlier Name	Bungalow
1.3	Built In	C. 1900
		Extension Date (If any)
2.0	Access	
2.1	Main	Uran Nagaon Road
2.2	Subsidiary	Internal access in Bhiwandiwala Estate
3.0	Ownership pattern	
3.1	Present	Bhiwandiwala Family, Mumbai
3.2	Past	Bhiwandiwala Family, Uran
3.3	Status	Owner
4.0	Use	
4.1	Present	Upper floor private residence
4.2	Past	Upper floor private residence Ground floor dining hall
4.2	Usage	Occasional use
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Family residence having two storey structure located along the internal road of Bhiwandiwala Estate. The entrance to Bhiwandiwala Estate has an entrance opposite Native High School on Uran Nagaon Road. Bhiwandiwala Estate is a group of buildings, play ground, maintenance office landscaped area and servants' quarters.
5.2	Architectural Description	Two-storey composite timber frame structure with load bearing brick infill. Front corridors on ground and upper floor corridor enclosed with windows. External staircase is in timber stringers and steps with simple railing connect both floors. Timber columns on ground floor support the beams and the timber joist and boarding of the corridor above. The gable roof is in Mangalore tiles supported on timber trusses with timber boarding. Services block to the bungalow is on the rear side of the structure on its south east. Upper floor has timber gable roof with Mangalore tiles laid over timber boarding.
5.3	Intrinsic	The Bhiwandiwalas are a Parsi family. Sir Dosabhai Bhiwandiwala, ex-chairman Uran Municipal Council played an important role in shaping Uran. He donated generously to projects beneficial to the people of Uran, among them; the Aziz water works no.1 and the Government Dispensary on Uran Mora road.
5.4	Value Classification	Ar, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + 1
7.0	Construction	
7.1	Plinth	300 plinth in stone masonry in verandah
7.2	Walls	Load bearing brick infill masonry with plaster
7.3	Floor	Pattern tile flooring is on both the floors. Floor above corridor is of timber boarding laid over timber joists that are supported over timber beams.
7.4	Stairs	Timber steps embedded in the timber planks with plain timber railing leads to upper floor.
7.5	Openings	Timber openings with arched windows on the gable end and window shutters with glazed panes on upper floor. Few windows have timber louvers. Doors and windows have fanlights and door have panel shutters. The walls below the gable ends have full size windows to light the space below the roof.
7.6	Roofing	Gable roof in Mangalore tiles laid over timber boarding fixed on timber purlins. Patterned eaves board in timber are displaced in some places.

7.7	Articulation	Louvered timber infill panels are fixed between upper floor beams in timber and the tie member at door height level. Curved timber brackets with columns supporting cantilevered floor gives an arch type look to the elevation. Interiors could not be observed being private areas.
7.8	Finishes	Patterned tile flooring is on both the floors.
7.9	Interiors (Movable & Immovable)	Cast iron railing spans between timber columns on the first floor corridor. Corridors on both the floors are exceptionally wide.
7.10	Compound/ Fence / Gate	The structure is the part of Bhiwandiwala Estate.
7.11	Curtilege / unbuilt space / out buildings / landscape	The structure is the part of Bhiwandiwala Estate. This kitchen structure was on the south east side of the building and is in dilapidated state.
8.0	Services & Utilities	
8.1	Lighting	Natural and artificial using electrical fixtures
8.2	Ventilation	Natural and artificial using electrical fixtures
8.3	Electricity	MSEB supply
8.4	Water Supply	Could not be observed
8.5	Drainage(Plumbing and Sanitation	Could not be observed
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Fair, in general line or level.
9.2	Walls	Poor condition.
9.3	Floor	Pattern tiles are in fair condition
9.4	Stairs	Timber staircase is in usable state.
9.5	Openings	Fairly maintained and all operable.
9.6	Roofing	Eaves board broken or missing in several locations.
9.7	Articulation & Finishes	Plastering is cracked and corners broken.
9.8	Services	Fair, Upper floor is used occasionally.
9.9	Outbuildings	Kitchen in dilapidated condition with few walls and broken roof
9.10	Overall condition	Fair
		Maintenance level Fair but lacking in regular maintenance
10.0	Transformation	
10.1	Form	No obvious change is the form is observed, General wear and tear due to lack of maintenance
10.2	Structure	No changes carried out
10.3	Articulation & Finishes	No change has taken place
11.0	DP Remarks / Perceived Threats	
The structure is in habitable conditions. Requires regular maintenance.		
12.0	Additional Notes / References / Documents Available	
Little information was shared by the present caretaker manger of the Bhiwandiwala Estate and the employed staff for maintaining the property and who stay in quarters on the estate. Additional information received from Shri Shekhar Mhatre, Ex-chairman of Uran Municipal Council, and the city survey map of Uran		



Common Ref No: UN26
Card No. 101
Ward (Part): 3
CS No./House No.: 621
Plot Area
B U Area
Date: 19.10.02
Record by: Raj /Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1



1.0	Denomination	
1.1	Name of Premises	Bhiwandiwala Estate, Building No. 3
1.2	Earlier Name	Office Building
1.3	Built In	C. 1900
		Extension Date (If any)
2.0	Access	
2.1	Main	Uran Nagaon Road
2.2	Subsidiary	Internal access in Bhiwandiwala Estate
3.0	Ownership pattern	
3.1	Present	Bhiwandiwala Family Mumbai
3.2	Past	Sir Dosabhai H. Bhiwandiwala
3.3	Status	Owner
4.0	Use	
4.1	Present	Manager's office and godown
4.2	Past	Manager's office and godown, Residence on upper floor
4.2	Usage	Office and godown on ground floor in use. Upper floor currently not in use
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	This office building is part of the complex of buildings on the Bhiwandiwala estate and shares the same character with the other buildings on the premises. Building No. 3 is situated at right angles to Building No.2, with the access road separating them.
5.2	Architectural Description	Ground and one storey building is in load bearing brick masonry and has a gable roof in Mangalore tiles. Ground floor has Estate Manager's office with a small verandah located in north-eastern corner. Other part is a hall is used as a godown. On upper floor common passage that faces the road has cast iron railing. Timber columns support the beams and the gable roof above. Ground floor openings have a continuous sloping chajja in timber and Mangalore tiles on the road side. Openings facing the road on the ground floor are provided with ornamental MS grills.
5.3	Intrinsic	The Bhiwandiwalas are a Parsi family. Sir Dosabhai Bhiwandiwala, ex-chairman Uran Municipal Council played an important role in shaping Uran. He donated generously to projects beneficial to the people of Uran, among them; the Aziz water works no.1 and the Government Dispensary on Uran Mora road.
5.4	Value Classification	Ar, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + 1
7.0	Construction	
7.1	Plinth	300 plinth in stone masonry in verandah
7.2	Walls	Load bearing brick masonry with plaster
7.3	Floor	Pattern tile flooring. Floor above corridor is of timber boarding laid over timber joists that are supported over timber beams.
7.4	Stairs	Could not be observed. External narrow service staircase in timber
7.5	Openings	On ground floor large openings are fixed with decorative MS grills and have timber shutter windows opening inside. Doors and windows have fanlights and door have panel shutters. Spaces between Doors and windows frames and arches above are brick infill.
7.6	Roofing	Gable roof in Mangalore tiles laid over timber boarding fixed on timber purlins. Patterned eaves board in timber are displaced in some places.
7.7	Articulation	The building, like the others on the estate show vernacular elements relating to the architecture of the Konkan, along with details of the colonial period reflecting the time that these buildings came up. Most of the details emerge from the composite nature of construction that of timber and brick masonry. Grilles and railings are in cast iron and are ornamental in nature.

7.8	Finishes	Patterned tile flooring is observed in the office and the verandah. Other areas could not be observed.		
7.9	Interiors (Movable & Immovable)	Cast iron railing spans between timber columns on the first floor corridor. Continuous projections of chajja and a roof above are provided for protection from the rain.		
7.10	Compound/ Fence / Gate	The structure does not have its compound wall or gate.		
7.11	Curtilege / unbuilt space / out buildings / landscape	The structure is the part of Bhiwandiwala Garden and has planned landscape areas, open ground which is used by schools in Uran for sports activities.		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial using electrical fittings.		
8.2	Ventilation	Natural and artificial		
8.3	Electricity	MSEB		
8.4	Water Supply	Could not be observed		
8.5	Drainage(Plumbing and Sanitation	Could not be observed		
8.6	Fire precaution	N.A.		
8.7	Other (HVAC/BMS/ Security Systems)	N.A.		
9.0	Condition			
9.1	Plinth	Displaying natural wear and tear		
9.2	Walls	Poorly maintained, plaster falling off in parts.		
9.3	Floor	Pattern tiles are in fair condition		
9.4	Stairs	Fully timber staircase and is in usable state.		
9.5	Openings	Fairly maintained and all operable.		
9.6	Roofing	Fair maintenance eaves board broken or missing at many locations.		
9.7	Articulation & Finishes	Plastering is cracked and corners broken.		
9.8	Services	Could not e observed.		
9.9	Outbuildings	Building part of larger estate		
9.10	Overall condition	Fair		
		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Maintenance level</td> <td>Fair but regular maintenance is required.</td> </tr> </table>	Maintenance level	Fair but regular maintenance is required.
Maintenance level	Fair but regular maintenance is required.			
10.0	Transformation			
10.1	Form	No transformations except degradation due to general neglect		
10.2	Structure	No changes carried out		
10.3	Articulation & Finishes	No change has taken place		
11.0	DP Remarks / Perceived Threats			
The structure is in habitable condition. Requires regular maintenance.				
12.0	Additional Notes / References / Documents Available			
Little information was shared by the present caretaker manger of the Bhiwandiwala Estate and the employed staff for maintaining the property and who stay in quarters on the estate. Additional information received from Shri Shekhar Mhatre, Ex-chairman of Uran Municipal Council, and the city survey map of Uran.				

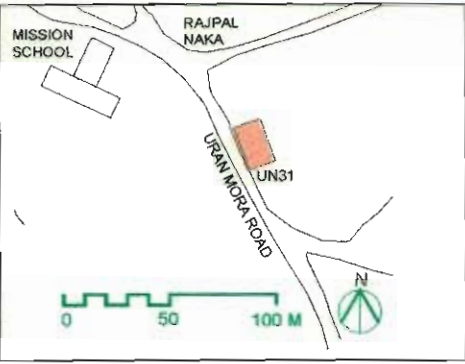


View of the north east corner of the structure

7.11	Curtilege / unbuilt space / out buildings / landscape	The structure is itself part of the curtilege of the estate	
8.0	Services & Utilities		
8.1	Lighting	N.A.	
8.2	Ventilation	N.A.	
8.3	Electricity	N.A.	
8.4	Water Supply	N.A.	
8.5	Drainage(Plumbing and Sanitation	N.A.	
8.6	Fire precaution	N.A.	
8.7	Other (HVAC/BMS/ Security Systems)	N.A.	
9.0	Condition		
9.1	Plinth	N.A.	
9.2	Walls	Brick Masonry Piers fairly maintained.	
9.3	Floor	N.A.	
9.4	Stairs	N.A.	
9.5	Openings	Arched openings between piers need replastering.	
9.6	Roofing	N.A.	
9.7	Articulation & Finishes	Fair	
9.8	Services	N.A.	
9.9	Outbuildings	N.A.	
9.10	Overall condition	fair	Maintenance level Lacking regular maintainence
10.0	Transformation		
10.1	Form	No obvious change is the form is observed	
10.2	Structure	No changes carried out	
10.3	Articulation & Finishes	No change has taken place	
11.0	DP Remarks / Perceived Threats		
	No obvious threats		
12.0	Additional Notes / References / Documents Available		
	Little information was shared by the present caretaker manger of the Bhiwandiwala Estate and the employed staff for maintaining the property and who stay in quarters on the estate. Additional information received from Shri Shekhar Mhatre, Ex-chairman of Uran Municipal Council, and the city survey map of Uran		



Common Ref No: UN31
Card No. 104
Ward(Part): 4
CS No./House No.: 113
Plot Area
B U Area
Date: 25.01.03
Record by: Sanjay/Vikas
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U10



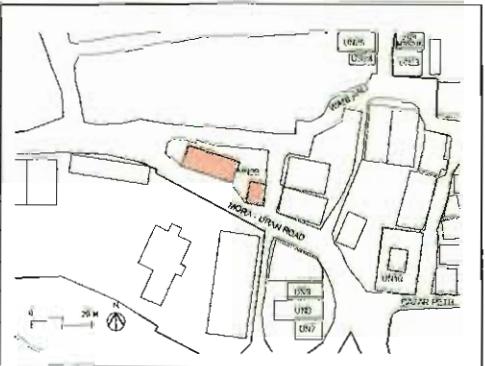
1.0	Denomination	
1.1	Name of Premises	Rice Mill Uran
1.2	Earlier Name	Rice Mill Uran
1.3	Built In	1920
		Extension Date (If any) N.A.
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	N.A.
3.0	Ownership pattern	
3.1	Present	Naik Family
3.2	Past	Naik Family
3.3	Status	Owner
4.0	Use	
4.1	Present	One of the Rice mills in Uran taluka
4.2	Past	Only Rice mill in Uran taluka
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade) Architectural Description	Shed like structure in use as a rice mill located on busy Uran Mora Road
5.2		Large shed with rough timber trusses laid with G.I. corrugated roofing sheets with some internal brick masonry column supports. Front office located under the lean-to roof of G.I. sheets with small timber frame and shutter door opening. The owner uses rear rooms under lean-to G.I. sheets roofing as a residence.
	Intrinsic	The necessity of the rice mill in Uran and surrounding region was full filled by this rice mill was constructed 93 years ago and rice mill started about 70 years ago. It is an agro based industry where as all others industries like Norton Grindwell, Shri Krishna Weaving Mill both at Mora, Bharat Tile Factory etc.
5.3		
5.4	Value Classification	Eco, Occ, Ar Recommended Grade III
6.0	Topography	
6.1	Floors	Ground floor
7.0	Construction	
7.1	Plinth	Split plinth 450 and 750 high in stone masonry fairly levelled.
7.2	Walls	Load bearing brick masonry plastered externally and exposed internally in main shed. Front office and rear residential walls are plastered and painted with distemper paint.
7.3	Floor	Front office and residential rooms at the rear are finished with Shahabad tile flooring. Rice mill shed part is observed with uneven and broken unattended Shahabad stone slabs and some place insito cements coba was observed.
7.4	Stairs	Not applicable
7.5	Openings	TW door and windows not of very fine quality but in workable conditions are observed. All openings are spanned with rough timber lintels.
7.6	Roofing	GI corrugated sheet roofing over timber trusses supported with brick masonry columns
7.7	Articulation	Rectangular shape rice mill part with front office opening onto Uran Mora road and residential part abbot at the rear of the shed under lean to roof in GI corrugated roofing sheets.
7.8	Finishes	External plaster with lime wash applied.
7.9	Interiors (Movable & Immovable)	Internal walls and masonry columns not plastered, and surfaces not attended to for maintenance.
7.10	Compound/ Fence / Gate	Does not exist as front external wall falls along the road with open storm water gutter. Rear large open space is used as storage for rice husk separated from rice in the rice mill. Huge heap of rice husk is stored temporarily till disposed off. Rear compound is separated with temporary fencing and access for trucks to carry away rice husk.
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.

8.0	Services & Utilities	
8.1	Lighting	Natural light through windows Artificial lighting using fluorescent light fixtures. Poor quality
8.2	Ventilation	Natural cross ventilation with doors, windows. Inadequate in number.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Fair. In line and level.
9.2	Walls	Acceptable. No obvious damage. Plaster outside in fair condition and lime washed.
9.3	Floor	Acceptable. Shahabad floor tiles, few broken due to continuous heavy use.
9.4	Stairs	No applicable.
9.5	Openings	Fair. The openings though few than required are maintained. The TW panelled doors are painted and in Fair condition. Windows with high sills and located in load bearing brick masonry.
9.6	Roofing	Condition of G.I. roofing sheets needs regular maintenance. The roofing sheet noticed to be not in line and level and may deteriorate on account of maintenance of the timber trusses supporting the roofing.
9.7	Articulation & Finishes	No applicable
9.8	Services	Fair
9.9	Outbuildings	NA
9.10	Overall condition	Poor
		Maintenance level poor
10.0	Transformation	
10.1	Form	No change
10.2	Structure	No change
10.3	Articulation & Finishes	Not applicable
11.0	DP Remarks / Perceived Threats	
	Need to be reconstructed as overall condition of the structure is in poor state	
12.0	Additional Notes / References / Documents Available	
	Only through observation. Owner not willing to talk about maintenance. Uran City Survey Map.	



DF1-10

Common Ref No: UN32
Card No. 105
Ward(Part): 4
CS No./House No.: unknown
Plot Area
B U Area
Date: 19.10.02
Record by: Sanjay/Raj/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1, U9



1.0	Denomination	
1.1	Name of Premises	Government Dispensary
1.2	Earlier Name	Mrs P. D'Souza Charitable Government Dispensary
1.3	Built In	1860
		Extension Date (if any)
2.0	Access	
2.1	Main	Uran Mora Road, Near Ganapati Chowk
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Uran Municipal Council
3.2	Past	Government of Bombay, General Department
3.3	Status	Owner
4.0	Use	
4.1	Present	Municipal Godown + Office (part)
4.2	Past	Charitable Dispensary
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Public Building in stone masonry structure with Mangalore tile roof, built on busy Uran Mora Road
5.2	Architectural Description	Coursed stone masonry structure in basalt rock. Hipped roof on eastern side and gable roof on western side of the structure. Verandah on Northern side of the structure is now enclosed to form a room with gable roof on northern end. Verandah is supported on timber columns that support the lean to roof in Mangalore tile and has simple timber railing. The verandah is enclosed with timber plywood partition. The structure has inner rooms that were used for dispensary functions. Today Rooms and verandah on the eastern side is being used as office premises and rest of the portion is being used as municipal godown.
5.3	Intrinsic	Emanuel D'Souza, Mamledar of Sashtee (Salsette) and Karanja (Uran) donated Rs.11,000/- and requested Government General Department, Bombay to construct dispensary for the benefit of local people. He further suggested that the dispensary be named after his wife as 'Mrs. P. D'Souza Charitable Dispensary Uran. Uran being island at that time and had problems of recurring epidemic such a facility was essential in the region. Little later donations were made by Sir Dosabhai Bhiwandiwala Rs.11,000/- and Shri. Narsee Zinha Rs.6,000/- respectively on the conditions that the interest accumulated be used only for acquiring medicines for the distribution through the dispensary. The store room in the dispensary was named as 'Narsee Zinha Medicine stores'. This dispensary was formally handed over to Uran Municipal Council in 1896. After state dispensary on bigger land was constructed and shifted to the new premises and the present building was converted to godown.
5.4	Value Classification	Ar, Soc, Loc Recommended Grade III
6.0	Topography	
6.1	Floors	Ground Floor
7.0	Construction	
7.1	Plinth	Avg. 600 high plinth in coursed stone masonry with neat pointing works on joints.
7.2	Walls	Walls are load bearing in coursed rubble masonry in basalt rock.
7.3	Floor	Rough shahabad stone slabs laid in line and level as observed in the office part of the structure.
7.4	Stairs	N.A.
7.5	Openings	Windows and doors have arched openings with well defined voussoirs and provided with weather protection by semi permanent bamboo mats or GI sheets. The tympanum above the timber frame and arch is closed with brick infill. All the openings are of TW divided in two parts; the windows have panelled or glazed wooden shutters.

7.6	Roofing	The combination of the hipped and gable roof in Mangalore Tiles laid over purlins and rafters.
7.7	Articulation	The original construction of 1896 is unchanged except the enclosing the verandah partitions.
7.8	Finishes	Façade of the structure in coursed rubble masonry with uniform joints.
7.9	Interiors (Movable & Immovable)	Nothing significant observed.
7.10	Compound/ Fence / Gate	Only the open space between the building and the neighbouring structure is enclosed with compound wall, with entry but without any gate on the Uran Mora road and Wani Aali at the back.
7.11	Curtilege / unbuilt space / out buildings / landscape	Single room structure now used as an office space on the eastern side of the building is in coursed rubble masonry with gable roof in timber and Mangalore tiles. Space between the building and this structure is paved with rough shahabad stone slabs that has level same as Uran Mora road. Mahatma Gandhi's Bust and Ashok Chakra Icon embossed in a concrete tablet are installed in the triangular open space on the west of the building.
8.0	Services & Utilities	
8.1	Lighting	Natural through windows and artificial by electrical fittings
8.2	Ventilation	Natural through windows and artificial by fans in the office part of the structure.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	In line and level
9.2	Walls	In good condition without any visible damage
9.3	Floor	Flooring is in good condition if the office part of the structure.
9.4	Stairs	N.A.
9.5	Openings	Kept closed and generally in fair condition. MS security grills are painted and protected from corrosion.
9.6	Roofing	Eaves board missing at some places otherwise roof surface is fairly levelled.
9.7	Articulation & Finishes	Unchanged except partial painting of facade, oil painting of wooden doors and windows carried out in the recent past.
9.8	Services	Fair
9.9	Outbuildings	The additional room, the stone slab pavement of the space between two structures is fairly maintained.
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	This building was constructed in 1896. No change except enclosing verandah with partitions.
10.2	Structure	The present structure has not undergone any change.
10.3	Articulation & Finishes	No change has been made except painting of doors, windows, security grills and the eastern façade of the dispensary building.
11.0	DP Remarks / Perceived Threats	
	To decongest the road for increasing traffic, the demolition of the dispensary now godown has been mooted to make parking space available. If this motion approves in the Uran Municipal Corporation, The structure would be demolished.	
12.0	Additional Notes / References / Documents Available	
	Interview with Shri Shekhar Mhatre, Ex-Chairman, Uran Municipal Council, and information obtained from 'Uran Municipal Council, Centenary Celebration Volume 1987', and city survey maps made available by Uran Municipal Council.	



Common Reference No.	UN32
Card No.	105
Name of Property	Government Dispensary Uran

Arial view of the dispensary from North-east



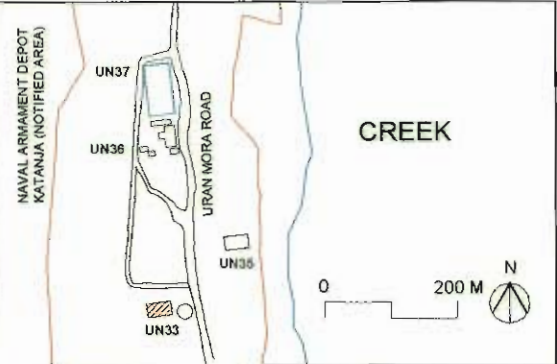
View from Wani Aali shows covered verandah with timber partition



Typical window with stone masonry wall, arch and space infill with brick



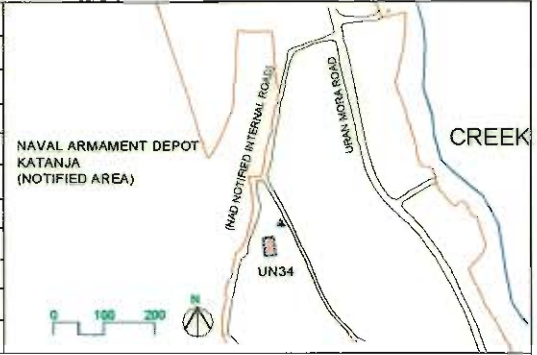
Common Ref No: UN33
Card No. 106
Ward(Part): 1
CS No./House No.: Unknown
Plot Area
B U Area
Date: 19.10.02
Record by : Sanjay/Raj/Vikas
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1



1.0	Denomination	
1.1	Name of Premises	Aziz Water Works No. 1
1.2	Earlier Name	Aziz Water Works No. 1
1.3	Built In	1940
		Extension Date (if any)
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	Nil
3.0	Ownership pattern	
3.1	Present	Uran Municipal Council
3.2	Past	Constructed by Mohamad Ibrahim A. Jitekar and handed over to Uran Municipal Council in 1940
3.3	Status	Owner
4.0	Use	
4.1	Present	Water supply to Uran Town
4.2	Past	Water supply to Uran Town
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Tall structure that houses the water works pumps and other maintenance workshop next to the open circular well built with basalt rock masonry. This structure and well both are on Uran Mora road
5.2	Architectural Description	Brick masonry load bearing structure front with semicircular shape plain plaster finish structure.
5.3	Intrinsic	Ibrahim A. Jitekar donated Rs.30,000/- for constructing water works to facilitate the drinking water for residents of Uran. He laid the condition that the water works would be named after his late son Aziz. The Aziz Water Works No. 1 was completed and commissioned in the tenure of Sir Dosabhai Bhiwandiwala, Chairman of the Uran Municipal Council after donating the short fall of Rs.22,500/-. For the maintenance of the waterworks Salt pan owners and salt merchants offered voluntarily to collect the amount of one paisa per every 'man' of salt manufactured. The total fund of Rs.79,600/- was handed over to municipal council on the condition that the interest incurred on the collected fund is to be used for the maintenance of the water works. The formal opening of Aziz Water Works No.1 was done by the hands of Mr. Tonton, member of the executive council of Bombay State. Later this water works was handed over to Uran Municipal Council in 1 st June 1943
5.4	Value Classification	Lan, His(Loc) Recommended Grade III
6.0	Topography	
6.1	Floors	Ground floor
7.0	Construction	
7.1	Plinth	600 high plinth in stone masonry with entrance steps from side.
7.2	Walls	Load bearing brick masonry with a semicircular shape facia wall above roof level with corner pillars project above the roof level.
7.3	Floor	Floor is heavy duty type and is in cement cast in sito with rough finish suitable for the use of the space
7.4	Stairs	Not applicable
7.5	Openings	Window openings placed symmetrically in the elevation are in timber frame with double leaf timber panel shutters partly glazed are on all the sides of the structure.
7.6	Roofing	Simple metal truss roof with corrugated asbestos sheets protects the pumps electrical installations of the water works and staff areas



Common Ref No: UN34
Card No. 107
Ward (Part): 1
CS No./House No.: Not Known
Plot Area
B U Area
Date: 19.10.02
Record by: Sanjay/Gaurav
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1

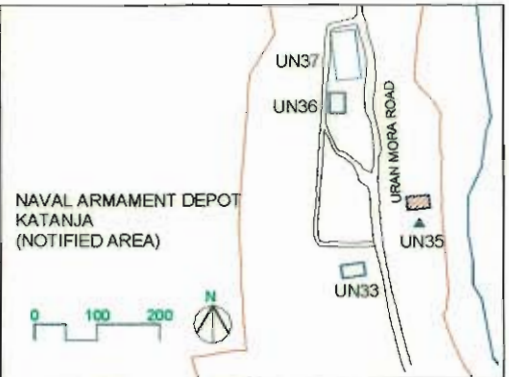


1.0	Denomination	
1.1	Name of Premises	Salt Commissioner's Residence
1.2	Earlier Name	Salt Commissioner's Residence
1.3	Built In	1856
		Extension Date (If any) N.A.
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	WBM type road uphill exclusively to access this residential structure on the hillock
3.0	Ownership pattern	
3.1	Present	Location of this structure and sounding hill acquired by Indian Navy.
3.2	Past	Salt Commissioner, Government of India
3.3	Status	Property and land under the control of Indian Navy
4.0	Use	
4.1	Present	Not in use
4.2	Past	Salt Commissioner's Residence in the British Era. This is located ?
4.2	Usage	Not in use
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The structure is located on the hill top in a quiet surroundings on the hill on the left side of Uran Mora Road while going to Mora. Other side of the hill falls under the restricted area of Naval Armament Depot, Karanja, Indian Navy.
5.2	Architectural Description	Typical colonial structure with octagonal hipped roof over front hall. It has a verandah in front facing North. Other rooms like kitchen, bed rooms and toilets are on the southern side of the big hall. On the east and west of the main hall narrow passages that connect from the verandah and the rear bedrooms with doors. Verandah and the side narrow passages are seen with broken timber railings. Main hall has false ceiling in timber planks and broken in corners.
5.3	Intrinsic	The residence has been built in the 1856 as a residence of the British Government Officer, The Salt Commissioner Uran. This is near to The Salt Commissioner's Office that is located near creek. The panoramic view of the creek and the Mumbai in the background is very scenic.
5.4	Value Classification	Ar, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground Floor
7.0	Construction	
7.1	Plinth	450
7.2	Walls	Rubble masonry walls
7.3	Floor	Could not visit the structure
7.4	Stairs	N.A.
7.5	Openings	Windows in timber frame and partially glazed shutters were observed
7.6	Roofing	Octagonal hipped roof in Mangalore roof tiles likely to have been laid on timber frame purlins Rear room has hipped roof in Mangalore tiles on timber trusses.
7.7	Articulation	Octagonal shape hall surrounded by verandah on front and sides and in rooms were seen at the back with gable roof.
7.8	Finishes	External surfaces of walls are in rubble masonry.
7.9	Interiors (Movable & Immovable)	The timber false ceiling in the main hall is in poor state and may give away at any point of time. Other area were not observed.
7.10	Compound/ Fence / Gate	No defined boundary for this structure hence the wall for fence and the gate does not exist.
7.11	Curtilege / unbuilt space / out buildings / landscape	Additional structure at the rear was servants' quarters.

8.0	Services & Utilities	
8.1	Lighting	N.A. Structure not in use for any purpose
8.2	Ventilation	N.A. Structure not in use for any purpose
8.3	Electricity	N.A. Structure not in use for any purpose
8.4	Water Supply	N.A. Structure not in use for any purpose
8.5	Drainage(Plumbing and Sanitation	N.A. Structure not in use for any purpose
8.6	Fire precaution	N.A. Structure not in use for any purpose
8.7	Other (HVAC/BMS/ Security Systems)	N.A. Structure not in use for any purpose
9.0	Condition	
9.1	Plinth	Low plinth
9.2	Walls	Poor
9.3	Floor	Could not be observed
9.4	Stairs	N.A.
9.5	Openings	Poor
9.6	Roofing	Need regular maintenance. Appears partially sunk
9.7	Articulation & Finishes	Poor condition
9.8	Services	N.A.
9.9	Outbuildings	Servants quarters located at the rear.
9.10	Overall condition	Poor
		Maintenance level Unattended premises
10.0	Transformation	
10.1	Form	No change in the original form of the building
10.2	Structure	No modification in the structure
10.3	Articulation & Finishes	No alterations carried out
11.0	DP Remarks / Perceived Threats	
	Indian Navy has acquired the property for security reasons. To rebuild and preserve the structure separate procedure need to be adopted. Only main hall of the building was allowed to see.	
12.0	Additional Notes / References / Documents Available	
	Visitors//locals are not permitted to enter the area as it is acquired by Indian Navy. Information supplied by Shri Thakre, officer, Salt Commissioner's Officer, Uran who was care taker in charge of this structure. City survey map Uran. Part of the hill has been acquired by the Indian Navy abuts the present Naval Armament Depot Karanja (NAD Karanja) and recently boundary wall has been constructed to protect the area.	


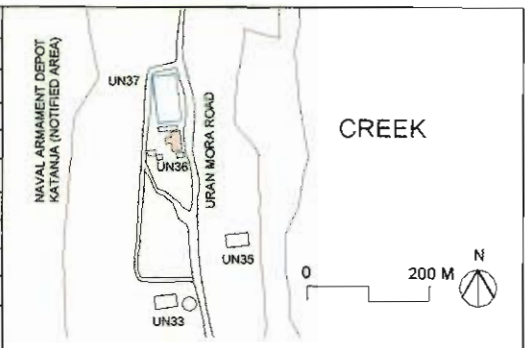


Common Ref No: UN35
Card No.: 108
Ward (Part): 2
CS No./House No.: 907
Plot Area
B U Area
Date: 19.10.02
Record by: Sanjay/Raj
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1



1.0	Denomination	
1.1	Name of Premises	Salt Commissioner's Office Uran
1.2	Earlier Name	Salt Commissioner's Office Uran
1.3	Built In	1858
		Extension Date (If any)
2.0	Access	
2.1	Main	Uran Mora Road
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Salt Commissioner Uran
3.2	Past	Salt Commissioner Bombay State
3.3	Status	Owner
4.0	Use	
4.1	Present	Office premises
4.2	Past	Office premises
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Office building located on Uran Mora road nearer to the creek from where salt pans are visible.
5.2	Architectural Description	Hipped roof in Mangalore tiles over timber joists covers front verandah, which was used as public waiting space too. The building is in load bearing coursed rubble masonry with neatly finished joints forms the enclosure.
5.3	Intrinsic	Karanja, Uran, and nearby region is known for the salt production. Mora is the place from where transportation of the salt used to take place till the railways started. In the British period salt production enjoyed the status of an industry and hence it came under taxation and as well as under labour welfare. In the British times the government decided to appoint a special office to look after the matters related to salt production, salt pan owners and the workers working on salt pans. So the post of the Salt Commissioner was created and office was set up for the Salt Commissioner.
5.4	Value Classification	Ar, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground floor
7.0	Construction	
7.1	Plinth	450 high coursed rubble masonry with central steps to reach plinth in rough stone slab finish.
7.2	Walls	Coursed rubble masonry load bearing walls supporting hip roof above and verandah in the front has simple timber columns that support beam above and the purlins of the hipped roof.
7.3	Floor	Flooring in verandah in rough shahabad stone slab finish turned smoother over the use for years.
7.4	Stairs	N.A.
7.5	Openings	Window openings are spanned with stone arches and have prominent keystone. External face of the building finished with yellow wash whereas the timber elements like railing, balusters, beams, purlins and the timber posts as well as the timber parts of the openings.
7.6	Roofing	Single hipped roof over the structure projects beyond 1.0 m all around the structure
7.7	Articulation	Simple hall with verandah in the front is used as visitors' lobby where as the room touching the verandah and the main hall on the east of the structure is used as commissioner's chamber.
7.8	Finishes	All external finishes are in coursed rubble masonry with neat masonry joints.
7.9	Interiors (Movable & Immovable)	Simple timber posts on the moulded pedestals in stone support the roof over verandah and the verandah is used as a visitor's waiting space.

7.10	Compound/ Fence / Gate	The space upto Uran Mora road belongs to Salt Commissioner's Department but no formal fencing or a boundary has been maintained.
7.11	Curtilege / unbuilt space / out buildings / landscape	None around in the premises of this structure.
8.0	Services & Utilities	
8.1	Lighting	Natural through windows and electrification in the premises for tube lights
8.2	Ventilation	Natural through windows and electrification in the premises for fans
8.3	Electricity	MSEB
8.4	Water Supply	Uran Municipal Council
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	Not known
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Good and is in line and level
9.2	Walls	Good,
9.3	Floor	Flooring is in good condition
9.4	Stairs	N.A.
9.5	Openings	Maintained in good condition
9.6	Roofing	Good and maintained
9.7	Articulation & Finishes	No alterations observed externally and finishes are in good condition
9.8	Services	Fair
9.9	Outbuildings	N.A.
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	No change
10.2	Structure	Not modified
10.3	Articulation & Finishes	Unchanged
11.0	DP Remarks / Perceived Threats	
	No threat is perceived immediately and is under regular Government maintenance.	
12.0	Additional Notes / References / Documents Available	
	Being a government office entry inside the structure was not permitted. Information collected based on dialogs with local people, City survey map Uran and information from the information available from Shri. Shekhar Mhatre, Ex-chairman, Uran Municipal Council.	

	Common Ref No: UN36	
	Card No. 109	
	Ward (Part): 1	
	CS No./House No.: 923	
	Plot Area	
	B U Area	
	Date: 19.10.02	
	Record by: Sanjay / Gaurav	
	Review by: Smita Dalvi	
	Int Yes Ext Yes	
Photo Ref: U10, U11		

1.0	Denomination	
1.1	Name of Premises	Bhowara Masjid
1.2	Earlier Name	Bhowara Masjid
1.3	Built In	Not known Extension Date (If any)
2.0	Access	
2.1	Main	Uran Mora Road.
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Community
3.2	Past	Community of Bhowara village.
3.3	Status	Owner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Natural / Manmade)	The tank was part of water supply scheme earlier. The population of the Bhowara village migrated to Uran after the riots in 1947. The Bhowara village is extinct today. This tank was a source of water to the population of Bhowara village.
5.2	Architectural Description	The simple structure and a typical example of Konkan style construction. On entering the Masjid from Uran Mora Road on the left there is elevated tank in brick masonry with taps to wash the feet with drainage arrangements. Rectangular entrance hall has a door in the centre and on the left there is a room and in the front the door leads in the main prayer room of about 6.0 m x 6.0 m. The prayer hall has two square windows each on north and south wall.
5.3	Intrinsic	The main Masjid of Bhowara village which extinct in 1947 after riots. Though all the population migrated to Uran today local Muslims use the Masjid daily. This was the main Masjid of Bhowara Village.
5.4	Value Classification	Cul, Ar, Per, Grp Recommended Grade III
6.0	Topography	
6.1	Floors	Ground
7.0	Construction	
7.1	Plinth	300 high plinth in stone masonry.
7.2	Walls	Load bearing brick masonry with plaster on inside and outside has white washed.
7.3	Floor	Rough shahabad stone slab flooring
7.4	Stairs	N.A.
7.5	Openings	All doors and windows are in TW frame. Doors have timber plank shutters and windows have upper half glazed shutters. External windows are provided with sheet metal chajja supported over simple timber brackets on either side of the window.
7.6	Roofing	Hipped roof in timber over main prayer hall. Single slope corrugated asbestos cement sheet roof is seen above the above the entrance hall on the MS pipes.
7.7	Articulation	Simple structure with basic walls and roofs
7.8	Finishes	Rough shahabad stone tile flooring is provided inside and in the courtyard.
7.9	Interiors (Movable & Immovable)	No significant interiors observed.
7.10	Compound/ Fence / Gate	Brick masonry wall faces the Uran Mora Road.

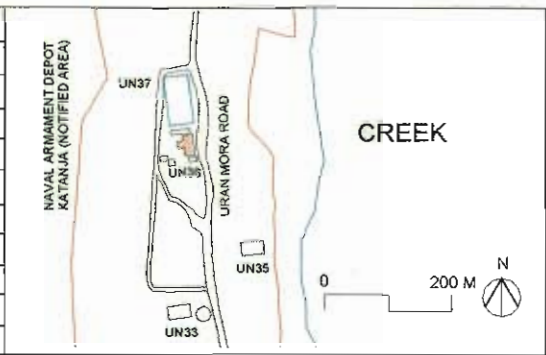
7.11	Curtilege / unbuilt space / out buildings / landscape	N.A.
8.0	Services & Utilities	
8.1	Lighting	Natural and artificial with electrical fixtures
8.2	Ventilation	Natural and artificial with electrical fans
8.3	Electricity	MSEB
8.4	Water Supply	Municipal lines
8.5	Drainage (Plumbing and Sanitation)	Could not be observed
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Fair and in line and level
9.2	Walls	Fairly maintained and with regularly white washed
9.3	Floor	Good and in line and level. In court yard flooring is laid in proper slope for draining surface water.
9.4	Stairs	N.A.
9.5	Openings	Well maintained and oil painted
9.6	Roofing	This is in fair condition.
9.7	Articulation & Finishes	Fairly maintained finishes
9.8	Services	Satisfactory
9.9	Outbuildings	Low rise water tank and the surface drainage is well maintained.
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	The original prayer hall with hipped roof in Mangalore tiles has been added with entrance hall with corrugated asbestos sheet lean to roof.
10.2	Structure	Additional construction is carried out in load bearing masonry and MS pipe spanning on walls support ac sheet roofing.
10.3	Articulation & Finishes	Entrance hall added to main prayer hall.
11.0	DP Remarks / Perceived Threats	
	No immediate threat perceived. Uran Mora road widening in future will not affect the property	
12.0	Additional Notes / References / Documents Available	
	Interview with Ataullah Tungekar, Chairman, trustee of Jama Masjid Uran Trust, and the locals during the vist to the Masjid. City survey map of Uran.	

Panoramic view with Bhowara Masjid below tree and the Garden Tank in the foreground



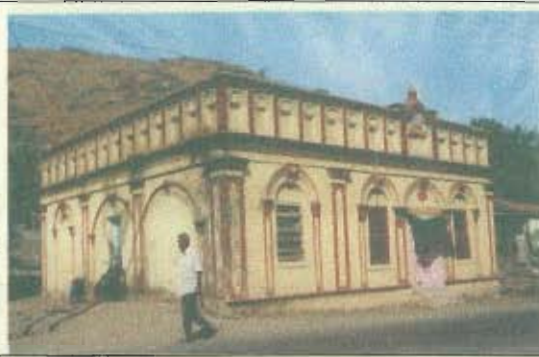


Common Ref No: UN37
Card No. 110
Ward (Part): 1
CS No./House No: N.A.
Plot Area
B U Area
Date: 28.12.02
Record by: Sanjay/Raj
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U10, U11

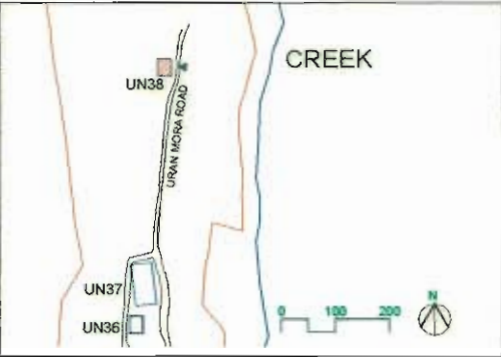


1.0		Denomination	
1.1	Name of Premises	Garden Tank	
1.2	Earlier Name	Garden Tank	
1.3	Built In	Unknown	Extension Date (If any)
2.0		Access	
2.1	Main	Uran Mora Road	
2.2	Subsidiary	nil	
3.0		Ownership pattern	
3.1	Present	Uran Municipal Council	
3.2	Past	Uran Municipal Council	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Talav	
4.2	Past	Talav (was used as a part of water supply scheme)	
4.2	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	Uran Municipal Council maintains second Talav rectangular in shape located on Uran Mora Road near Bhawara Masjid on the south of the tank. On the north of tank Uran Municipal Council has developed children's park. There is a hanuman temple between Uran Mora Road and the children's park. On the other side of the road on western side there is a Muslim Burial Ground. Length of the tank touches Uran Mora road on its eastern side. Bowara Masjid is on the south Muslim burial ground is on the west. Public can access children's park near Maruti Mandir. Talav has rubble masonry around its periphery. This tank was a part of water supply scheme in the past. It had a overhead water tank supported over brick masonry pillars which are seen today. This overhead tank was located in the southwestern corner of the Talav.	
5.2	Architectural Description	A large man made talav with stone masonry wall around the water body that defines its extent. The brick masonry pillars seen today on which overhead tank was mounted was used for water supply purpose.	
5.3	Intrinsic	The tank was part of water supply scheme earlier. The population of the Bhowra village migrated to Uran after the riots in 1947. The Bhowara village is extinct today. This tank was a source of water to the population of Bhowara village.	
5.4	Value Classification	Wat, OS, Rec, Scn, Grp	Recommended Grade I (Talav)
6.0		Topography	
6.1	Floors	N.A.	
7.0		Construction	
7.1	Plinth	N.A.	
7.2	Walls	Formal rubble masonry wall along the Talav defines the water body.	
7.3	Floor	N.A.	
7.4	Stairs	Masonry steps to go into Talav are on southern side of the tank.	
7.5	Openings	N.A.	
7.6	Roofing	N.A.	
7.7	Articulation	N.A.	
7.8	Finishes	N.A.	
7.9	Interiors (Movable & Immovable)	N.A.	
7.10	Compound/ Fence / Gate	Stone masonry construction around the water body. It has steps to go down in the tank from south side of a tank.	

7.11	Curtilege / unbuilt space / out buildings / landscape	Old brick masonry pillars, without plaster are seen in the corner of the tank. On the north Children's park developed and maintained by municipal council.
8.0	Services & Utilities	
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage(Plumbing and Sanitation	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	N.A.
9.2	Walls	Rubble wall is in good condition and is well maintained.
9.3	Floor	N.A.
9.4	Stairs	N.A.
9.5	Openings	N.A.
9.6	Roofing	N.A.
9.7	Articulation & Finishes	N.A.
9.8	Services	N.A.
9.9	Outbuildings	N.A.
9.10	Overall condition	Poor, Negligence on the part of Uran Municipal Council.
	Maintenance level	Poor, Attention required to maintain
10.0	Transformation	
10.1	Form	No changes carried out in water body, Public recreation and children's Park garden developed north of Talav
10.2	Structure	Original Talav is lined up with rubble masonry wall to maintain water body
10.3	Articulation & Finishes	N.A.
11.0	DP Remarks / Perceived Threats	
	Needs attention to maintain, Talav is under care of Uran Municipal Council.	
12.0	Additional Notes / References / Documents Available	
	Information parted By Shri. Shekhar Mhatre, Ex-Cairman, Uran Municipal Council Uran, information obtained from 'Uran Municipal Council, Centenary Celebration Volume 1987', and city survey maps made available by Uran Municipal Council. It is stated in the 'Uran Municipal Council, Centenary Celebration Volume 1987' that Manuel D'Souza, Mamledar, used the rubble taken out from the Portuguese fort that was in Uran (Present Kot Naka Area) to construct the wall around the Talav.	



Common Ref No: UN38
Card No. 115
Ward(Part): 1
CS No./House No.: 959
Plot Area
B U Area
Date: 25.01.03
Record by: Sanjay/
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U10, U11



1.0		Denomination
1.1	Name of Premises	Ganesh Mandir Uran-Mora Road
1.2	Earlier Name	Ganesh Mandir Uran-Mora Road
1.3	Built In	unknown
		Extension Date (If any)
2.0		Access
2.1	Main	Uran Mora Road
2.2	Subsidiary	nil
3.0		Ownership pattern
3.1	Present	Sidhava Family Mumbai
3.2	Past	Firojshah Hormasji and Rustom Dhanjishah Sidhava
3.3	Status	Owner
4.0		Use
4.1	Present	Religious / Storage
4.2	Past	Religious
4.2	Usage	Daily
5.0		Significance & Value Classification
5.1	Townscape (Manmade)	Temple is of non traditional type construction located on Uran Mora road. Rectangular structure with flat terrace roof and parapet wall. Entry to the temple is directly from Uran Mora road.
5.2	Architectural Description	Visually the temple construction reminds that of Parsi Agyari at Mora near the entry point of Naval Armament Depot at Karanja. Temple directly faces the main road and side open space has the entry to the rear godown
5.3	Intrinsic	Firojshah Hormasji Sidhava, owner of country liquor manufacturer, later founder of Bharat Tiles in 1922 and also the one of the founder members of Grindwell Abrasives Factory, Mora in 1948, constructed this Ganesh Mandir (year not known)
5.4	Value Classification	Cul, Loc, Ar Recommended Grade III
6.0		Topography
6.1	Floors	Ground floor
7.0		Construction
7.1	Plinth	450 high plinth at the entrance to the temple in coursed stone masonry with lime wash coating with a floor level projecting outwards.
7.2	Walls	450 thk load bearing brick masonry defines the inside of a temple and separates the temple from godown.
7.3	Floor	Inside the temple the entire floor is of marble floor tiles. Upper slab above the temple is constructed using mild steel joists and stone floor slabs have been used as spanning material and finished with in situ coba on the terrace.
7.4	Stairs	N.A.
7.5	Openings	Doors and windows spanned with semicircular arches with plain plastered finishes inside and arches and parapet wall at the upper level are applied with decorative stuccowork created on wall faces, columns and. The parapet wall has with intricate
7.6	Roofing	Flat roof above load bearing masonry with projecting out from external wall surface is seen with decorative stuccowork on the band below floor slab projection and parapet above is divided into equal panels and each is seen with decorative arch form projecting out from wall surface and recessed precast Jalis.
7.7	Articulation	Non typical in plan and form, this temple has two parts and one third of the plan is retained as a godown and has its door on the south of the structure. The main temple has its entry opening on Uran Mora Road without any front open space. Both the temple and godown has a flat roof.
7.8	Finishes	Generally plaster and painted internally as well as externally having decorative stuccowork bordering arches with repetitive elements and parapet is divided into panels with attractive patterns in stuccowork. Entrance of the temple bears the symbol of Sun in stuccowork.

7.9	Interiors (Movable & Immovable)	Internal walls and the background wall of the Ganesh idol has mythic figures appearing made in stuccowork.		
7.10	Compound/ Fence / Gate	N.A. Entrance of the temple opens on Uran Mora Road		
7.11	Curtilege / unbuilt space / out buildings / landscape	Unused open space on the south of the temple is not maintained. Residence of the caretaker family of the temple is on the north of the temple.		
8.0		Services & Utilities		
8.1	Lighting	Natural and electrical illumination such as fluorescent tube lights and filament bulbs		
8.2	Ventilation	Natural as well as ceiling fans		
8.3	Electricity	MSEB		
8.4	Water Supply	Municipal, common tap shared by resident families around the temple.		
8.5	Drainage(Plumbing and Sanitation	Municipal council		
8.6	Fire precaution	None exists		
8.7	Other (HVAC/BMS/ Security Systems)	No		
9.0		Condition		
9.1	Plinth	Plinth is in good condition with floor projection in front at plinth level is in line and level		
9.2	Walls	Good condition with corners, line and level well maintained and finished with neat plaster and walls painted an year ago.		
9.3	Floor	Well maintained marble floor in Garbhagriha and surrounding area.		
9.4	Stairs	Not applicable		
9.5	Openings	Doors are with timber frame and shutter with round bar grills panels with locking arrangements. Windows are in TW frame with a horizontal timber frame member. Windows are fitted with timber panel double shutters and fitted with round bar security grills in the upper half and MS flat welded pattern grills fitted in the lower half of window frame, all recently painted.		
9.6	Roofing	Well maintained roof oil painted windows frames, shutters and grills.		
9.7	Articulation & Finishes	Well maintained and painted stuccowork on the external walls		
9.8	Services	Fair		
9.9	Outbuildings	Front touches the road.		
9.10	Overall condition	Good <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>Maintenance level</td><td>Good</td></tr></table>	Maintenance level	Good
Maintenance level	Good			
10.0		Transformation		
10.1	Form	No obvious change		
10.2	Structure	No change		
10.3	Articulation & Finishes	unchanged		
11.0		DP Remarks / Perceived Threats		
		The unique temple structure in Uran. This building is kept in good condition by the owners and the caretakers of the temple. Temple structure is on the road without any front open space, Road widening proposals to be thought out very carefully.		
12.0		Additional Notes / References / Documents Available		
		References found in the Uran Municipal Council Centenary Celebration volume, talking to the caretaker family residing in the neighbouring structure. City Survey Map Uran		



Common Reference No.	UN38
Card No.	115
Name of Property	Ganesh Mandir Uran-Mora Road

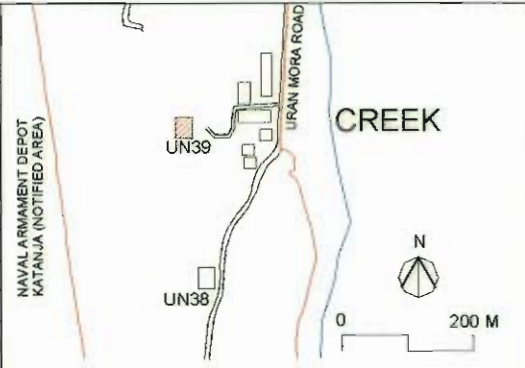
Entrance to the Ganesh Temple from road showing stuccowork detailing



Ganesh idol with unconventional mythical figures in Garbhagriha



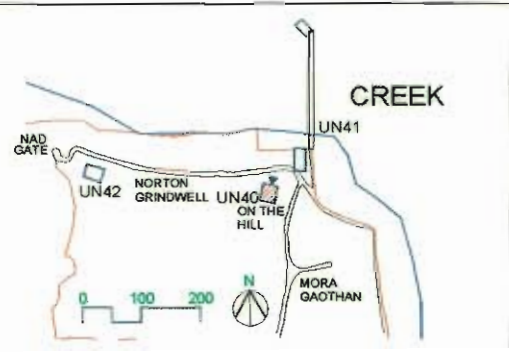
Common Ref No: UN39
Card No. 122
Ward(Part): 1
CS No./House No.: N.A.
Plot Area
B U Area
Date: 22.12.02
Record by: Sanjay/Shruti/Sarita
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1



1.0		Denomination	
1.1	Name of Premises	Ekveera Devi Mandir	
1.2	Earlier Name	Cave of 'ADIPURUSH' (Adipushchee Guhaa)	
1.3	Built In	Circa 400	Extension Date (If any) Converted into temple -period unknown
2.0		Access	
2.1	Main	Uran Mora Road	
2.2	Subsidiary	Mora Fad No. 7	
3.0		Ownership pattern	
3.1	Present	Community - Mora Koli Samaj Fad No. 7	
3.2	Past	Community - Mora Koli Samaj Fad No. 7	
3.3	Status	Koli community Mora village	
4.0		Use	
4.1	Present	Religious	
4.2	Past	Religious	
4.2	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	Rock cut architecture and believed to be Buddhist cave. Cave located at higher level than t Uran Mora road and about 100 m off above the surrounding and has rock cut and stone masonry steps to reach the cave. This location is off Uran Mora road at Fad No.7, the location identified by residents of the area.	
5.2	Architectural Description	Example of rock cut architecture, chamber of about 9 m x 9 m x 3.3 m height carved in basalt rock with 3 openings with two pillars and brackets. Presently there is a temple inside this cave. Only garbhagriha constructed with masonry pillars and idol of 'ADIPURUSH' with only one arm and one leg is seen.	
5.3	Intrinsic	Buddhist style rock cut cave has been used by the locals, Koli Samaj of Mora, as a temple of 'ADIPURUSH'. No documentary evidence is available about the period of installation of idol in this cave.	
5.4	Value Classification	Ar, His,(Reg), Cul	Recommended Grade II A
6.0		Topography	
6.1	Floors		
7.0		Construction	
7.1	Plinth	Rock cut cave at higher elevation.	
7.2	Walls	Chisel cut rock finish	
7.3	Floor	Coloured marble mosaic tile flooring	
7.4	Stairs	N.A.	
7.5	Openings	Front openings covered with MS grills operable and lockable.	
7.6	Roofing	Cave ceiling chisel cut rock finish	
7.7	Articulation	Rock cut bracket over column supporting the ceiling. Inside cave garbhagriha is defined by four masonry pillars around the idol of 'ADIPURUSH'. The pillars are finished in plaster and paint. Entrance of the cave faces east.	
7.8	Finishes	Chisel finish rock cut surface painted in colour wash.	
7.9	Interiors (Movable & Immovable)	Flooring finished with coloured mosaic tile flooring.	
7.10	Compound/ Fence / Gate	Front open space at the same level as of cave flooring is defined by 750 high bund wall.	



Common Ref No: UN40
Card No. 113
Ward(Part): 1
CS No./House No.: 1106
Plot Area
B U Area
Date: 28.12.02
Record by: Sanjay/Shruti
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U1



1.0	Denomination	
1.1	Name of Premises	Custom's Chowki
1.2	Earlier Name	Custom's Chowki
1.3	Built In	1850
		Extension Date (If any)
2.0	Access	
2.1	Main	Opposite Mora Pier, Uran Mora road
2.2	Subsidiary	No proper or permanent approach road exists.
3.0	Ownership pattern	
3.1	Present	Government of Maharashtra
3.2	Past	Customs Department. Bombay State
3.3	Status	Owner
4.0	Use	
4.1	Present	Not in use
4.2	Past	Used as custom's vigilance post for sea routes and Mora Pier
4.2	Usage	Not in use for more than 50 years
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Constructed for customs department on hill top at very strategic location that is for keeping vigil over movements of ferry boats ferrying between Mora and nearby ports such as Rewas, Mumbai, Elephanta island etc.
5.2	Architectural Description	Typically the colonial in character. The structure has sloping roof in Mangalore tiles over wooden purlines and rafters above verandah as a lean to roof to the main structure and that is a central hall. Hall and the rear rooms being taller the heap roof above verandah and the rooms the separation of heap roof and the lean to roof is clearly seen. The gap between end of lean to roof and the heap roof accommodates the ventilators for light and ventilation. The structure is in random rubble masonry and internally finished with the plaster. One can understand from the strategic location of the structure and orientation of the structure, a guard could keep vigil over movements at and beyond Mora Pier.
5.3	Intrinsic	After Uran became an important place for tread and Mora being its water transport terminal, in 1858, the necessity for keeping vigil over the sea route movements, under customs department, this structure was constructed
5.4	Value Classification	Ar, Loc, Eco Recommended Grade III
6.0	Topography	
6.1	Floors	Ground
7.0	Construction	
7.1	Plinth	300 high plinth in verandah and entry to hall and other rooms with additional step to get into
7.2	Walls	450 thk random rubble masonry externally left exposed and finished with plaster
7.3	Floor	Sub floor now exposed and signs of existence of stone slab floor finishing are visible
7.4	Stairs	N.A.
7.5	Openings	All openings and spanned with shallow arches Door and window shutter frames are missing or could have damaged.
7.6	Roofing	Mangalore tile roofing over timber purlines and purlines rest on timber rafters which are seen.
7.7	Articulation	No significant articulation observed or be noted down.
7.8	Finishes	External stone finishing required no extra maintenance. Internal finishes damaged.
7.9	Interiors (Movable & Immovable)	Nothing exists inside the structure
7.10	Compound/ Fence / Gate	No defined compound wall or gate exists.
7.11	Curtilege / unbuilt space / out buildings / landscape	In the rear two small rooms one kitchen and other store are in dilapidated state. Lot of natural vegetation surrounds the main as well as the kitchen structure.

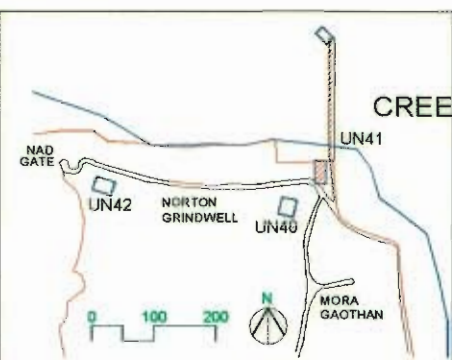
8.0	Services & Utilities	
8.1	Lighting	N.A.
8.2	Ventilation	N.A.
8.3	Electricity	N.A.
8.4	Water Supply	N.A.
8.5	Drainage(Plumbing and Sanitation)	N.A.
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	Poor condition
9.2	Walls	Dilapidated state
9.3	Floor	Sub floor exposed and uneven,
9.4	Stairs	N.A.
9.5	Openings	Frames for the openings either broken, or removed, arches spanning the openings remained
9.6	Roofing	Roofing unattended, level of the rafters and purlines are uneven over years of neglect.
9.7	Articulation & Finishes	Poor
9.8	Services	N.A.
9.9	Outbuildings	Kitchen and the stores are in dilapidated state
9.10	Overall condition	Poor
	Maintenance level	Nil
10.0	Transformation	
10.1	Form	Unchanged
10.2	Structure	Unaltered
10.3	Articulation & Finishes	Not attended to
11.0	DP Remarks / Perceived Threats	
	Can not be used for any habitable purpose	
12.0	Additional Notes / References / Documents Available	
	Information parted By Shri. Shekhar Mhatre, Ex-Cairman, Uran Municipal Council Uran, and city survey maps made available by Uran Municipal Council.	

**Custom's Chowki as seen on hilltop
From Mors Pier**





Common Ref No: UN41
Card No. 114
Ward(Part): 2
CS No./House No.: 1113
Plot Area
B U Area
Date: 28.10.02
Record by: Sanjay/Raj
Review by: Smita Dalvi
Int No Ext Yes
Photo Ref: U1, U11



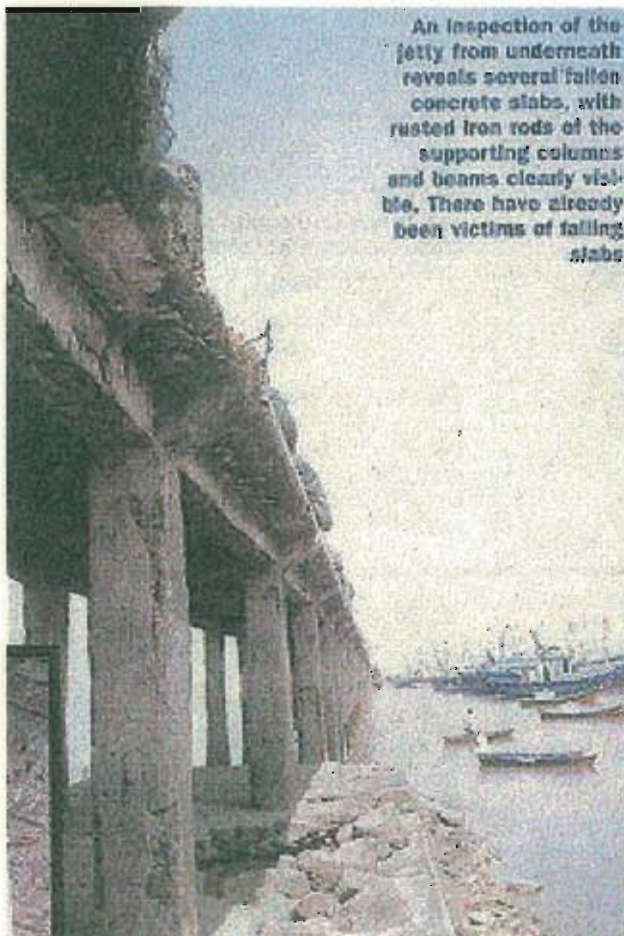
1.0	Denomination	
1.1	Name of Premises	Mora Pier
1.2	Earlier Name	Mora Dhakka
1.3	Built In	1856 (Old Pier)
		Extension Date (If any) 1936 (Present Jetty)
2.0	Access	
2.1	Main	From the Uran - Karanja Naval Armament Depot road.
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Govt. of Maharashtra
3.2	Past	The Maritime Board of British Government
3.3	Status	Govt. of Maharashtra
4.0	Use	
4.1	Present	Transport terminal for ferries from Mora to Bhaucha Dhakka. (Mazgaon Docks)
4.2	Past	Transport terminal for ferries from Mora to Mumbai, Panvel Bunder
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The Mora Pier is a historic port located at the North end of Uran, at the end of the Panvel creek. The Pier is located at Mora village now a part of Uran town.
5.2	Architectural Description	An office block & a passenger-waiting hall in rubble masonry with hipped roof in Mangalore tiles laid on batons & TW purlins. In the honour of Michael Rudolf, then the Governor of Bombay the present jetty was built and commissioned in 1936. The jetty is of about 500 metres long and was constructed in concrete piles with a wide pathway with a safety railing up the boarding point.
5.3	Intrinsic	In British times, the harbour had links with the Mumbai Harbour and was mainly used for transporting salt trading. The office block and the jetty in stone masonry constructed in 1856 and still in use by local fishing community. Large scale trading in salt due to the several neighbouring salt pans was an active industry that continued well into modern times till Uran was connected by railways, even after the harbours active use for trading went into decline the movement of passengers still continues. In absence of other faster means of transport links to Mumbai, Mora has its importance from commuting to and from Mumbai even Today. About 2000 people commute through Mora Jetty.
5.4	Value Classification	His (reg), Lan, Eco Recommended Grade III
6.0	Topography	
6.1	Floors	Ground storied structure with extended jetty
7.0	Construction	
7.1	Plinth	The Plinth meets the pathway elevated well above the High-tide level.
7.2	Walls	Exposed Stone masonry walls lime washed.
7.3	Floor	PCC floor in structures with IPS finish & exposed rough concrete finish for jetty.
7.4	Stairs	An old jetty with stone masonry ramp for boarding point used for parking boats.
7.5	Openings	Waiting hall with TW frame fitted with metal bars both finished with oil paint. Office blocks door & Window openings with arched lintels in TW frames & shutters.
7.6	Roofing	Hipped roof supported over purlins & rafters.
7.7	Articulation	NA
7.8	Finishes	Exposed masonry finished with yellow wash.
7.9	Interiors (Movable & Immovable)	Waiting hall and Office block with renovated roof in timber and Mangalore tiles
7.10	Compound/ Fence / Gate	Surrounded by sea.

7.11	Curtilege / unbuilt space / out buildings / landscape	Existing old pier with stone masonry ramp with shed like structure in stone masonry with pitched roof in Mangalore tile is located on western side of existing jetty.		
8.0	Services & Utilities			
8.1	Lighting	Natural light through windows; artificial lighting by tube-lights		
8.2	Ventilation	Natural cross ventilation through doors & windows; mechanical with fans		
8.3	Electricity	MSEB		
8.4	Water Supply	Municipal		
8.5	Drainage(Plumbing and Sanitation)	Municipal lines		
8.6	Fire precaution	None		
8.7	Other (HVAC/BMS/ Security Systems)	None		
9.0	Condition			
9.1	Plinth	Office block is in fair condition. The old jetty is not in use.		
9.2	Walls	Good. No obvious damage to office block and old pier.		
9.3	Floor	Fair. New jetty is in bad state as the concrete over the years has eroded. Jetty is in unsafe state for regular use.		
9.4	Stairs	None		
9.5	Openings	Fair TW panel doors maintained in fair condition; TW panelled door painted and are in fair condition.		
9.6	Roofing	The timber frame & the eaves on the all the facade of the roof truss is weathered in few places, but generally sound.		
9.7	Articulation & Finishes	Condition of the piles and the jetty path with the safety railings is in extremely poor state. The sultry environment has caused the deterioration of the concrete which required proper maintenance on regular basis. The lack of extra care needed to protect the concrete on seashores has caused jetty to be unsafe for the use, however out of necessity it is being used.		
9.8	Services	Poor for present jetty. Lamp posts along the jetty are either broken or no in use.		
9.9	Outbuildings	Old office block and the old pier in stone masonry are in fair condition.		
9.10	Overall condition	Jetty is in bad condition. The concrete pathway and piles on which jetty is built needs total replacement		
		<table border="1" style="float: right; margin-left: auto;"> <tr> <td>Maintenance level</td> <td>Very poor</td> </tr> </table>	Maintenance level	Very poor
Maintenance level	Very poor			
10.0	Transformation			
10.1	Form	Addition of new jetty to serve the increasing traffic & larger motor boats commuting between Mora and Bhaucha Dhakka. New jetty is 500 m. in the creek where as the old pier was along the coast line which was in stone masonry. Office block remains unchanged.		
10.2	Structure	To the he old masonry ramp present jetty in concrete was added and put to use in 1936 taking commuters for boarding and alighting motorboats in the service.		
10.3	Articulation & Finishes	Old style stone masonry ramp along the tide line added with 500 long jetty penetrating into the creek with concrete piles and pathway with safety railings.		
11.0	DP Remarks / Perceived Threats			
	Old jetty is not usable and the present jetty is under threat of giving away due to the lack of maintenance. The only shortest link between Mora and south Mumbai will be out of use causing commuters to take alternative route by road links.			
12.0	Additional Notes / References / Documents Available:			
	The information is based on the interviews of people from Mora and Uran, City survey map of Uran, and the appeared in Times of India New Bombay Plus edition dated 22.03.03, p.1 written by G.Mhiuddin Jeddy and Ashish Gharat of Uran			



Common Reference No.	UN41
Card No.	114
Name of Property	Mora Pier

View of Marble plaque mounted on the Masonry pillar on inauguration of Mora Pier.

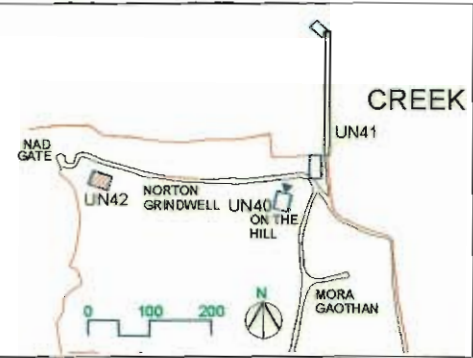


Scanned image from the photograph showing the condition of the present jetty at Mora.

Ref: Times of India New Bombay Plus edition dated 22.03.03, p.1 written by G.Mhiuddin Jeddy and Ashish Gharat of Uran.



Common Ref No: UN42
Card No. 115
Ward(Part): 1
CS No./House No.: 1140
Plot Area
B U Area
Date: 25.01.03
Record by: Smita/Sanjay
Review by: MMD
Int yes Ext yes
Photo Ref: U1, U10, U11



1.0	Denomination	
1.1	Name of Premises	Umrigar Agiari
1.2	Earlier Name	Same as above
1.3	Built In	1904
		Extension Date (If any)
2.0	Access	
2.1	Main	Mora NAD Gate road
2.2	Subsidiary	
3.0	Ownership pattern	
3.1	Present	Umrigar Family
3.2	Past	Umrigar Family
3.3	Status	Private
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	This impressive colonial style building with its compound wall fronts the Mora Road, facing the vast expanse of the creek.
5.2	Architectural Description	A different arch bay with a small pediment marks a colonial style building with an arcaded front verandah whose central axis. This leads to a large front hall. Further on the axis lies the 'Daadgah no room', where the holy fire is kept, which is surrounded by other smaller rooms on the three sides. There are two side porches on the west side. The front verandah is provided with a terrace above having ornamental balustrade and accessed by an external spiral staircase. The rest of the structure is roofed with a hipped roof. A raised portion of the roof with side vents mark the 'Daadgah no room' below.
5.3	Intrinsic	This Agiari, which houses a 'Nhallo aatish' (small fire) was built as a private initiative by two brothers, Sheth Kuverji Adelji Umrigar and Sheth Khurshedji Adelji Umrigar, at the expense of Rs. 22,000. This shows a sizable presence of Parsi community (around 800) in Uran in the beginning of the 20 th century. These families were mainly in the business of distilleries. Presently, only a handful remains.
5.4	Value Classification	Ar, Cul, Per, Orn, Lan Recommended Grade: II A
6.0	Topography	
6.1	Floors	Ground
7.0	Construction	
7.1	Plinth	750 high coursed ashlar plinth with projected ashlar steps on the central bay of the front verandah.
7.2	Walls	450 thk load bearing brick walls plastered, painted and ornamented in stucco mouldings.
7.3	Floor	The flooring of the verandah is a beautiful mosaic of coloured cement tiles.
7.4	Stairs	An external cast iron spiral staircase gives an access to the terrace over the verandah.
7.5	Openings	TW framed and TW panelled doors and windows with glazed ventilators.
7.6	Roofing	There is a flat roof above the front verandah, which acts as a small terrace. The rest of the structure is a Timber hipped roof covered with Mangalore tiles. The roof over the central room where the fire is kept is raised over the rest to accommodate smoke vents.
7.7	Articulation	The building is organised in a symmetrical semi classical frontage and has an arcaded verandah. The semi circular arches have moulded impostes and keystones in ornamental stuccowork. The roof parapet has a neo classical balustrade. The central bay is articulated differently with a modified arch and a pediment. The corner piers are articulated with rusticated masonry. The railing of the verandah is in moulded stonework. Some Zoroastrian imageries can be seen in the form of Sun motif, Urn motif, floral wreath etc.
7.8	Finishes	The window openings are articulated externally with architrave bands with exaggerated key stones. External and internal walls are plastered and painted.

7.9	Interiors (Movable & Immovable)	Could not be observed as non Parsis are not allowed to enter in Agyari
7.10	Compound/ Fence / Gate	Coursed rubble masonry, low compound wall with an ornamental WI fencing. Metal gate with masonry posts.
7.11	Curtilege / unbuilt space / out buildings / landscape	There are three out structures in the compound which are caretaker's residence, guesthouse etc. There is a well, several trees and shrubbery in the compound, which is largely unpaved.
8.0	Services & Utilities	
8.1	Lighting	Natural light through doors and windows. Artificial lighting using fluorescent and incandescent light fixtures.
8.2	Ventilation	Natural cross ventilation with doors, windows and ventilators.
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal lines
8.6	Fire precaution	None
8.7	Other (HVAC/BMS/ Security Systems)	None
9.0	Condition	
9.1	Plinth	Good. In perfect line and level.
9.2	Walls	Good. No obvious damage.
9.3	Floor	The flooring could not be observed.
9.4	Stairs	Spiral stair in good condition.
9.5	Openings	Good. The edges of the openings are well maintained. The TW fenestrations, their frames and shutters are painted and in good condition
9.6	Roofing	Fair
9.7	Articulation & Finishes	Good
9.8	Services	Fair
9.9	Outbuildings	Fair
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	No significant change except that the terrace on the front verandah is covered over with a temporary roof.
10.2	Structure	No significant changes
10.3	Articulation & Finishes	No apparent change
11.0	DP Remarks / Perceived Threats	
None		
12.0	Additional Notes / References / Documents Available	
Plaque on the verandah and conversation with the present caretaker, Mr. Kersi Sui.		

View of spiral staircase on the north east
Of Agyari

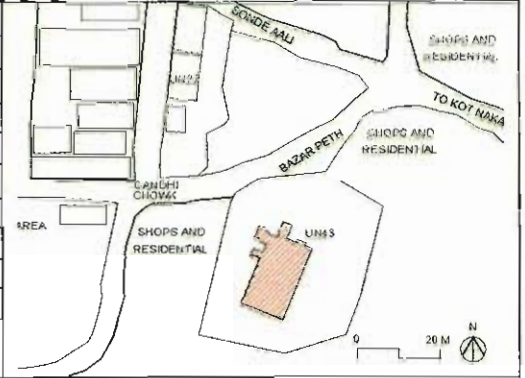


View of the well and Agyari
in the background





Common Ref No: UN43
Card No.: 116
Ward (Part): 5
CS No./House No.: 400/A
Plot Area
B U Area
Date: 25.01.03
Record by: Sanjay / Raj
Review by: Smita Dalvi
Int Yes Ext Yes
Photo Ref: U2, U10



1.0	Denomination	
1.1	Name of Premises	The Church of Our Lady of Purification
1.2	Earlier Name	The Church of Our Lady of Purification
1.3	Built In	C. 1850
		Extension Date (If any)
2.0	Access	
2.1	Main	Bazar Peth (Eastern end of Bazar Peth, Near Mahatma Gandhi Chowk)
2.2	Subsidiary	nil
E 3.0	Ownership pattern	
3.1	Present	Roman Catholic Community, Uran Parish
3.2	Past	Roman Catholic Community, Uran Parish
3.3	Status	Owner
4.0	Use	
4.1	Present	Religious
4.2	Past	Religious
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	The church building has an entry from Bazar Peth near Gandhi Chowk, which is located a populated area of Uran. The western end of Bazar Peth starts from Ganapati Chowk and this church is located almost at the end of eastern end of Bazar Peth.
5.2	Architectural Description	Latin church typical of the Roman Catholic Community in the Konkan, with bell tower, high gable roof and altar in an arched niche. The roof of the nave is constructed in timber. The height of the church gives it a landmark quality in the vicinity.
5.3	Intrinsic	This church was constructed by Manuel D'Souza, Mamledar of Sashtee (Salsette) and Uran (Karanja) between 1832 and 1850. Uran has Portuguese population since 1535, and F. Antony Od. Potti constructed the first church in Uran. The current church seems to have been constructed on the site of an earlier church, but no documents are available confirming this. However Parish priests in Uran have been proselytizing since 1772.
5.4	Value Classification	Ar, His(loc), Per, Cul, Lan Recommended Grade II B
6.0	Topography	
6.1	Floors	
7.0	Construction	
7.1	Plinth	Plinth almost same as the levelled ground around the church.
7.2	Walls	Load bearing brick masonry
7.3	Floor	General finished floor level matches with external paved surrounding. Flooring in the nave is in patterned tiles.
7.4	Stairs	Single flight timber staircase with a landing at first floor level and next at the upper level. It has plain square section timber railing with moulded handrail. The roof in AC corrugated roofing sheets is laid over the staircase with the help of timber posts and the beams.
7.5	Openings	Most of the windows and the doors openings have spanning arch above. Openings are generally in timber frame and timber shutters.
7.6	Roofing	The roof of the nave is constructed in timber. There is a timber balcony over the entrance overlooking the altar and nave.

7.7	Articulation	The church shows Baroque features typical of Roman Catholic Churches of the Portuguese, although several changes on the narthex have obscured the original façade. The side walls of the church have Classical details in stucco. Residential part on second floor for the Father on the left side of the structure with approach staircase has been added later as it shows the different style of construction and pattern than that of the original structure constructed in Baroque features.
7.8	Finishes	The flooring of the church is in patterned tiles which seem to be from the original construction. Several memorial plaques are set into the floor. Walls are finished with plain plaster internally. External walls show Baroque column like stuccowork on all floors.
7.9	Interiors (Movable & Immovable)	The icons in the altar are set on a high plinth in an arched niche. On the walls on either side of the altar are smaller niches inset with icons of Jesus and Mary. The pews extend to the back of the church and are made in timber.
7.10	Compound/ Fence / Gate	Brick masonry compound wall of about 1.8 m average defines the boundary of the property. The MS Gate about 4 m. in width and one of the leaves has a wicket gate.
7.11	Curtilege / unbuilt space / out buildings / landscape	A covered pavilion made of with pipes, corrugated ac sheet roofing and a dead wall is located in north east corner of the property and used at times for public address other than church regular church mass. This allows for the gathering of more people outside the church building. Some landscaping is maintained along the compound wall and next to the pavilion.
8.0	Services & Utilities	
8.1	Lighting	Natural light from side and windows at higher level and artificial using fluorescent lighting
8.2	Ventilation	Natural light from side and windows at higher level and artificial using electric fans
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage(Plumbing and Sanitation	Municipal
8.6	Fire precaution	Not provided
8.7	Other (HVAC/BMS/ Security Systems)	Not provided
9.0	Condition	
9.1	Plinth	Finished plinth level matches the surrounding ground level
9.2	Walls	Fairly maintained and external pains applied from time to time
9.3	Floor	Tiling in the nave is in good condition
9.4	Stairs	External staircase appears to have been added later is in fair condition including its roofing.
9.5	Openings	Semicircular arches span the window openings at
9.6	Roofing	Fair
9.7	Articulation & Finishes	Fair
9.8	Services	Fair
9.9	Outbuildings	Fair
9.10	Overall condition	Fair
		Maintenance level Fair
10.0	Transformation	
10.1	Form	Changes in requirements over time have been added in an ad-hoc manner that obscures the design of the original structure. The nave interior remains unchanged. Additional extensions with outside staircase have been added.
10.2	Structure	The original church constructed has grown with additions over a period of time for which no documents are found. These additions are of the residence for the Father at second floor, connecting staircase supported by arches and masonry columns.
10.3	Articulation & Finishes	The outside of the church has been painted from time to time.
11.0	DP Remarks / Perceived Threats	
	No immediate threat perceived. Maintenance is carried out through funds and donations contributed by the community.	
12.0	Additional Notes / References / Documents Available	
	Information obtained from 'Uran Municipal Council, Centenary Celebration Volume 1987', and city survey maps made available by Uran Municipal Council.	



View of the nave from the entrance door

Common Reference No.	UNUN43
Card No.	116
Name of Property	The Church of Our Lady of Purification




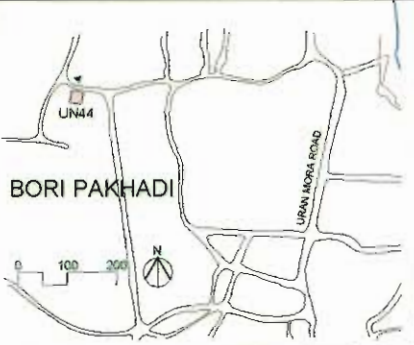
View of the church from the entrance gate



View of the rear gable wall of the church



View of the external staircase on the eastern side

	Common Ref No: UN44	
	Card No. 117	
	Ward (Part): 1	
	CS No./House No.: 775	
	Plot Area	
	B U Area	
	Date: 24.12.02	
	Record by: Sanjay / Shruti / Srita	
	Review by: Smita Dalvi	
	Int Yes Ext Yes	
Photo Ref: U1		

1.0	Denomination	
1.1	Name of Premises	Shekhar Mhatre's House
1.2	Earlier Name	Mhatre Family Residence.
1.3	Built In	1880
		Extension Date (If any)
2.0	Access	
2.1	Main	Internal road in Bori Pakhadi – No particular name to the road -
2.2	Subsidiary	nil
3.0	Ownership pattern	
3.1	Present	Shekhar Mhatre
3.2	Past	Mhatre Family
3.3	Status	Owner
4.0	Use	
4.1	Present	Residential
4.2	Past	Residential
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	House is constructed on about an acre of a land located in the Bori village now under Uran Municipal Council. Typical family house constructed away from the crowded area of Uran town. This area is still predominantly a residential area. Many natives now settled in Bori Pakhadi area.
5.2	Architectural Description	The house is located on the piece of land, which is higher than the road level. The two storey house with hipped roof in Mangalore tiles in timber. It has lean-to roof that covers front verandah and a side room and kitchen in the rear of the house. Rooms on the eastern side are bed rooms.
5.3	Intrinsic	The house constructed by great grand father of Shekhar Mhatre.
5.4	Value Classification	Ar, Per Recommended Grade III
6.0	Topography	
6.1	Floors	Ground + 1
7.0	Construction	
7.1	Plinth	900 high plinth in stone masonry
7.2	Walls	Load bearing brick masonry with lime plaster
7.3	Floor	Rough shahabad stone tile flooring on the ground floor, upper floor is in timber plank flooring laid over timber joists.
7.4	Stairs	Two narrow timber staircase one from inner room next to verandah and the other in the rear. Both the staircases are narrow with stringer wooden planks supporting steps.
7.5	Openings	Rectangular windows with fanlight over each opening and has timber double shutter windows.
7.6	Roofing	Mangalore type hipped and lean-to roofing pattern is seen.
7.7	Articulation	Front verandah has timber railing and square shape balusters that are painted.
7.8	Finishes	Ground floor has rough shahabad tile flooring in verandah and the ground floor and on upper floor flooring is in timber planks and polished.
7.9	Interiors (Movable & Immovable)	Timber staircase is in a single flights and not much articulated railing or steps. It is covered with commercial play area.
7.10	Compound/ Fence / Gate	Front has brick masonry compound wall without any gate.
7.11	Curtilage / unbuilt space / out buildings / landscape	Compound wall in brick masonry separates the level of difference between the property and the road. Back yard has an open circular well with stone masonry lining. The water is used for non drinking purpose. The cow shed in the back yard is being used as store for dumping unused household items.

8.0	Services & Utilities	
8.1	Lighting	Natural and artificial by electrical fixtures
8.2	Ventilation	Natural and artificial by electric fans
8.3	Electricity	MSEB
8.4	Water Supply	Municipal lines
8.5	Drainage (Plumbing and Sanitation)	Septic tank
8.6	Fire precaution	N.A.
8.7	Other (HVAC/BMS/ Security Systems)	N.A.
9.0	Condition	
9.1	Plinth	In good condition and in line and level
9.2	Walls	In good condition and regularly painted.
9.3	Floor	Well maintained.
9.4	Stairs	Well maintained, painted regularly
9.5	Openings	Well maintained and are in good condition.
9.6	Roofing	Roofing is in proper slope and regular maintenance has kept it in good condition
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Well in the backyard and front wall is in good condition
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	No transformation is in the original form.
10.2	Structure	No structural changes observed.
10.3	Articulation & Finishes	No significant changes observed.
11.0	DP Remarks / Perceived Threats	
	No immediate threat is perceived.	
12.0	Additional Notes / References / Documents Available	
	The information is based on the interviews of family members of Shekhar Mhatre, Ex-chairman, Uran municipal Council and City survey map of Uran	

	Common Ref No: UN45	
	Card No. 118	
	Ward (Part): 4	
	CS No./House No.: 601	
	Plot Area	
	B U Area	
	Date: : 24.12.02	
	Record by: Sanjay/Shruti/Sarita	
	Review by: Smita Dalvi	
	Int Yes Ext Yes	
Photo Ref: U5		

1.0	Denomination	
1.1	Name of Premises	Municipal Council Building Uran
1.2	Earlier Name	General Hospital Building and earlier Bhiwandiwala property
1.3	Built In	C.1900
		Extension Date (If any)
2.0	Access	
2.1	Main	Chow on Nagaon Road at Bhiwandiwala Garden Entrance
2.2	Subsidiary	Internal road within the plot.
3.0	Ownership pattern	
3.1	Present	Municipal Council of Uran
3.2	Past	General Hospital Uran and before that Bhiwandiwala family.
3.3	Status	Owner
4.0	Use	
4.1	Present	Administrative Building - Head office of Uran Municipal Council
4.2	Past	General hospital and before private property of Bhiwandiwala
4.2	Usage	Daily
5.0	Significance & Value Classification	
5.1	Townscape (Manmade)	Hipped roof single storey structure is in load bearing brick masonry. This property is located on Uran Nagaon road opposite Bhiwandiwala Estate on the piece of land with many trees.
5.2	Architectural Description	Brick masonry load bearing structure with internal courtyard has two hipped roofs and the central courtyard is covered with asbestos cement corrugated sheets. Verandah fronts the structure divides three bays with timber columns. Timber columns with decorative carving and columns are set on carved stone pedestals. Internal spaces in the building are divided into smaller cabins and working spaces using timber partitions. Hall next to verandah is used for general council meetings. Other departments and their staff use inner spaces of the structure.
5.3	Intrinsic	Originally one of the properties of the of Bhiwandiwala family who set up a general hospital for the people of Uran. Later this hospital was shifted to bigger premises on Uran Mora road opposite Judicial Department's offices. This structure was handed over to Uran Municipal Council in 1989 after the old structure was demolished. The old structure that was located near Ram Mandir, Uran Mora Road.
5.4	Value Classification	Ar, Per, Om Recommended Grade III
6.0	Topography	
6.1	Floors	Ground floor
7.0	Construction	
7.1	Plinth	450 high plinth in stone masonry
7.2	Walls	Brick masonry load bearing walls with neat plaster finish on inner and outer surfaces
7.3	Floor	Shahabad tile flooring
7.4	Stairs	N.A.
7.5	Openings	Windows and doors on both the side of the structure are in TW frames and panelled shutters and upper half glazed and lower half is fitted in timber panels. The openings are spanned with arches and windows are provided with ms decorative grills. Verandah is enclosed with MS grills.
7.6	Roofing	Heap roof provided over front and rear portions with Mangalore tiles laid on timber joists and purlines and with timber false ceiling creating attic space. Covered courtyard has generated extra working space. The timber ceiling has decorative timber border that runs all around the junction of walls and ceiling. In verandah timber carvings mounted on the wall at the junctions of columns and beams. The beams support the roofing above.

7.7	Articulation	The front block, covered court yard and the rear block of the structure is divided in two parts due to the central passage running between front entrance door and the rear entrance door which also is located in the centre. Opening into the rear open space. The front hall is kept empty where members of the Uran Municipal Council meet people of Uran on occasions. Further areas on the left and right of the passage are subdivided into the cabins and office using commercial ply wood partitions for the use of municipal corporators and their staff in the municipal council.
7.8	Finishes	Neatly plastered and moderately decorated timber ceiling with timber carving strips and timber carved corners brings pleasant looks to every room.
7.9	Interiors (Movable & Immovable)	The timber columns seen in verandah are decorated with carvings of intricate details.
7.10	Compound/ Fence / Gate	Compound wall exists for entire land that housed Municipal council building, extension of the municipal city engineers office, treasury office, flag post for hoisting flag on official occasions, municipal overhead water supply tank and a pump house with ample unorganised parking space for municipal and visitors vehicles around the building
7.11	Curtilage / unbuilt space / out buildings / landscape	On the right of the municipal council building, additional office block has been added about 9 years ago. The hall like structure with corrugated gable roof structure over trusses and false ceiling at bottom of the truss level accommodates other departments of Uran Municipal Council. A flagpole stands in front of the additional office block for holding formal ceremonies on important dates through out the year.
8.0	Services & Utilities	
8.1	Lighting	Natural and artificial using florescent tube lights
8.2	Ventilation	Natural and additional either ceiling or wall fans as suited are fitted in all the rooms
8.3	Electricity	MSEB
8.4	Water Supply	Municipal
8.5	Drainage (Plumbing and Sanitation)	Municipal
8.6	Fire precaution	Couple of fire fighting carbon dioxide bottles were observed, in the offices, appeared the insufficient in case of fire hazards
8.7	Other (HVAC/BMS/ Security Systems)	Other than posted watchman for 24 hours a day, no other security system exists for this premises
9.0	Condition	
9.1	Plinth	In good condition and in line and level
9.2	Walls	The regular maintenance of walls has lead to good condition of walls in t he premises.
9.3	Floor	Rough shahabad flooring is kept in good condition.
9.4	Stairs	Not applicable
9.5	Openings	Well maintained with line level.
9.6	Roofing	Well maintained and timber board in false ceiling are painted.
9.7	Articulation & Finishes	Well maintained
9.8	Services	Good
9.9	Outbuildings	Good maintenance
9.10	Overall condition	Good
		Maintenance level Good
10.0	Transformation	
10.1	Form	The courtyard was covered and added to create the space for indoor use.
10.2	Structure	No obvious structural changes were enforced except the additions of pipe frame structure are used for supporting the roof on the top to cover the courtyard.
10.3	Articulation & Finishes	Courtyard between front and back blocks has been covered with roof and sidewalls covering an additional area for office functioning.
11.0	DP Remarks / Perceived Threats	
No potential treat to the municipal council building as it is a municipal property.		
12.0	Additional Notes / References / Documents Available	
Information parted By Shri. Shekhar Mhatre, Ex-Cairman, Uran Municipal Council Uran, information obtained from 'Uran Municipal Council, Centenary Celebration Volume 1987', and city survey maps made available by Uran Municipal Council.		

Common Reference No.	UN45
Card No.	118
Name of Property	Municipal Council Building Uran



Rich timber carvings in timber moldings mounted on the walls and timber carving strip along the timber ceiling in the verandah



View of meeting hall showing arched windows and decorative timber moldings along the junction of the ceiling and the walls