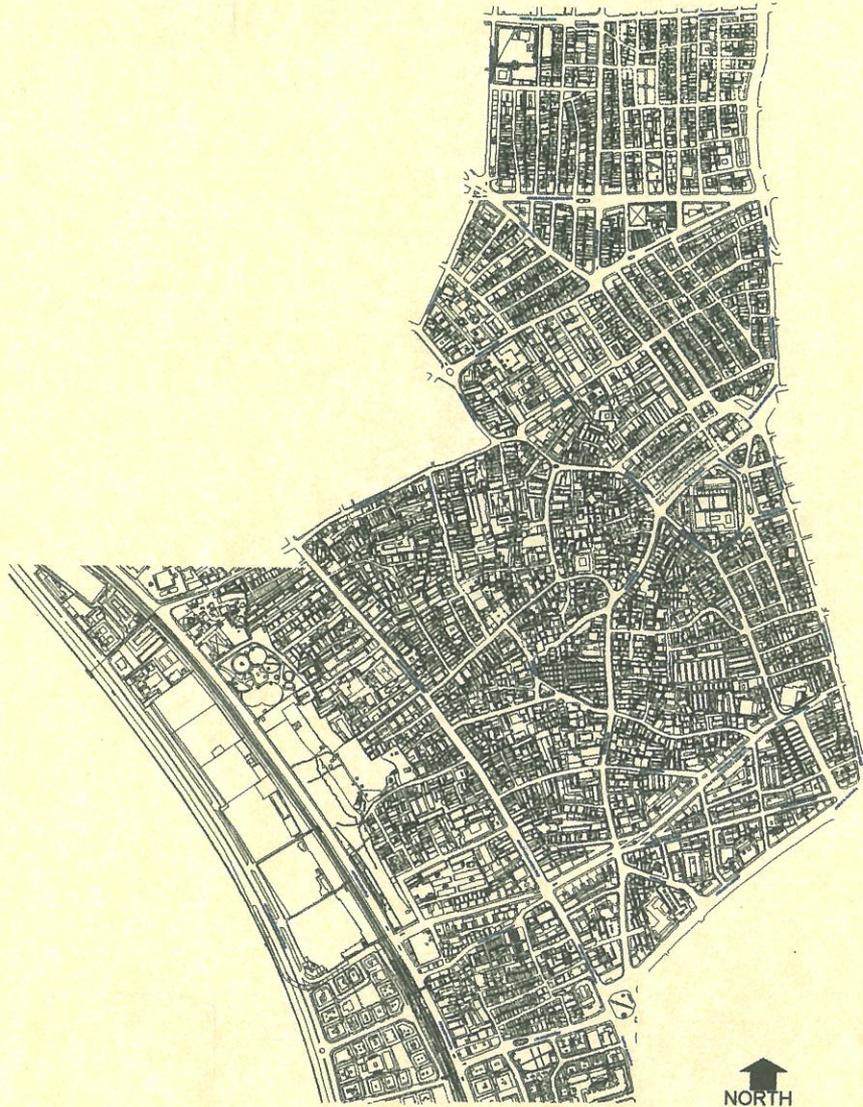


DELINEATION AND RECONNAISSANCE SURVEY
'C' WARD CITY LIMITS, MUMBAI.



THE DESIGN CELL, ACADEMY OF ARCHITECTURE
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SUMMARY
PART-II

PROJECT SPONSORED BY
MMR-HERITAGE CONSERVATION SOCIETY.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

INTRODUCTION TO THE PROJECT

Name of the Project:

DELINEATION, LISTING AND GRADING OF THE HERITAGE PRECINCTS AND STRUCTURES OF THE TRADITIONAL MARKET AREA IN 'C'-WARD LIMIT OF MUMBAI.

C-Ward Limits of Mumbai

The area of the C-Ward spans over 1.78 Square kilometres (approximately 445 Acres) of a very dense settlement pattern in central Mumbai. The area constitutes of a series of diverse occupational, ethnic and social communities. This area also consists of a very high density of religious structures (arguably the highest in Mumbai).

Architectural and Heritage significance of the Project

The city of Mumbai being the commercial capital of the country boasts of many traditional market areas. The market area of the nineteenth century "native town" (presently in the 'C' ward of Municipal Corporation) has played a significant role in the development of the city. Merchants dealing in commodities and artisans engaged in a range of trades have settled in different parts of this area town, imparting a distinct identity to the cultures and subcultures in this area e.g. Bhoiwada & Rangari Chawl.

These market spaces are one of the most fortuitous examples of urban planning demarcated in the city. It exhibits an excellent example of a high-density built form. (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available. The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area.

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Mixed land use with commercial development on the ground floor and a mix of residential and commercial spaces on the upper floors is a meaningful planning feature of this area. Buildings are organised in clusters and cohesive units, called wadis, comprising of central open courts and functional spaces around, enclosed by protective entrance gates.

Presence of hundreds of shrines, temples, agiaries, dharmashalas and ancillary religious structures emphasise the pre industrial pilgrimage centre of Mumbai. These buildings are built in a range of indigenous and regional styles with ornamental embellishments on columns, balconies, brackets, and railings in stone and timber. Some buildings also have exceptional features done in stucco plaster with art deco motifs.

These built expressions in the form of simple innovations to create an appropriate and sustainable architecture have valuable lessons to be learned from. This study will benefit not only the architectural fraternity but would also help in the betterment of the city as a whole. The exercise thus would be aimed at an attempt to initiate inner city regeneration in the erstwhile 'native town' of the Island City.

In historic parlance, Bhuleshwar could be termed as the heart of the pre industrial 'native town' of Mumbai. The area boasts of a number of architectural typologies viz. Wadis, Chawls, Dharmashalas and Panjrapols, which derive itself from the various activities prevalent in and around this area. The architectural image of this area exhibits an exemplary confluence of vernacular architecture.

The Bombay heritage regulations and listing has unfortunately overlooked large chunks of list-worthy buildings and precincts in and around this area of C ward of Mumbai Municipal Corporation. Contemporary urban infringement eventually has led towards irreparable loss of significant architectural and cultural heritage of the city.

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The layers of these changes though adding opulence to the fabric in many cases are detrimental to the rich architectural heritage of the built form, which is sure to die if no immediate reconciliatory measures are taken.

Various important factors affect the complex socio-cultural background of the entire area. Firstly the traditional market area, which has a significant historic value, is still a major feature in the economy of the city. Even today the traditionally practised occupations continue to thrive more or less in the original form. Also a very high religious and emotional value is attached to Bhuleshwar due to the presence of innumerable places of worship, which lends the area an image of being sacred within secular. Finally, the complex matrix of the diverse communities residing within well-defined boundaries constitutes a multifaceted and rich cultural entity.

Hence this is an imperative exercise to study and conserve the rich cultural and architecturally significant heritage for posterity.

Scope of the Project.

Phase 1

- Preparation of Proforma / Survey sheets enumerating the criteria for selection of building / precincts.
- Reconnaissance of "C" ward for demarcation/delineation of the precinct boundaries based on value classification.
- Identify buildings, neighbourhoods and precincts of significant value to generate a draft list.
- Listing of buildings and their classification into existing grading system.
- Pilot Study, Research, Analysis and Conservation Guidelines for a group of listed buildings / sub precinct based on documentation already undertaken.

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Phase 2

- Documentation of representative buildings, sub precincts and precincts of significant value.
- Analyses of the built-fabric in relation with present socio-economic status and policies affecting areas in the ward.
- Conservation guidelines with detailed proposals to sustain the distinct integrity of the market areas.

Phase 1 of the project consists of Delineation, Listing and Grading of Heritage and structures of traditional market areas where photo documentation and reconnaissance survey of entire 'C' ward would be conducted. The focus of project is physically addressed / delineated by street names rather than cursory market references. The following streets are associated with specific trades and functions.

Street Name	Market
Shamaldas Gandhi Marg	Medicines, chemicals
Abdul Rehman Street	Paper, stationery
Kantilal Sharma Street (Lohar Chawl)	Electrical goods, hardware
Kalbadevi Road	General goods
Bhuleshwar Street	Utensils, imitation jewellery, flowers
Dhirubhai Parekh Marg (M. J. Market)	Cloth, apparels
Bhangwadi	Colours, dyestuff, essences
Dadiseth Agiary Road	General goods
V. P. Road	Electrical, electronics goods
Sheikh Memon Street	Hardware

The above stated streets are representative examples of various trades, which are a part of the listing process in addition to other sections of 'C' ward. A detailed architectural study and guidelines is to be framed for Bhuleshwar Street only as pilot study as an end product of stage 1. In addition to this only general guidelines for development control will be suggested for rest of the areas in 'C' ward. Detailed conservation guidelines for precincts declared at the end of phase 1 are scope of phase 2, on lines of the pilot study.

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Objectives

- Proforma / Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing
- Demarcating new sub precincts.
- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- General study and guidelines for prominent market areas in 'C' ward.
- Detailed study and guidelines for Bhuleshwar street.

In addition to all this it is aimed that the study creates awareness amongst the people of the existing heritage buildings and Precincts in the traditional market area.

Detail study, research and documentation are to follow the listing, grading and delineation of the heritage structures and precincts. Further formulation of conservation and management guidelines are aimed to preserve and protect the selected structures and precincts from urban decay.

Methodology

- Proforma/Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and Registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing. Study base will be formed by research; various site surveys of the potentially identified heritage structures and precincts.
- Demarcating new sub precincts.

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- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- The selection process / criteria for listing shall conform to
 - ICOMOS Charter for the Conservation of Historic Towns and Urban Areas and relevant articles of the Burra Charter (1979/1981/1988)
 - UNESCO Recommendations concerning the Safeguarding and Contemporary Role of Historic Areas (1976).
 - Implications of the Regulation 67, Heritage Regulation's for Bombay, 1995 of the M R T P Act, 1966 to be considered in order to finalise the draft of listed buildings and precincts.

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INTRODUCTION

Bombay was not an indigenous Indian city. It was built by the British expressly for maintaining trade links with India and was perhaps never expected to become a large town. Bombay was therefore not a planned city but came into being with every step of its growth being impulsive and incremental –expressing in its form the idea of the city as a field of human enterprise. Each new development in the city thus expressed in its physical forms the needs and lifestyles of the people who created or occupied these areas. Bombay grew precinct by precinct becoming a collage, not only of various architectural styles and different urban forms, but also of various architectural styles and different urban forms, but more importantly, of the many ethnic and social groups that colonized its growing localities.

As a result Bombay was never conceived or built-in one singular image. In fact, its evolution consistently makes evident a series of dualities, a phenomenon where many worlds-many ideas and interests influenced the city growth. Obviously this caused the creation of many cities within the larger identity of Bombay.

According to old Marathi documents and European writers, when the Portuguese acquired Bombay, it comprised of seven sparsely populated islands, most of which were dotted with palms and tamarind trees, the native population was the Koli folk, with the community of Brahmins with the outlying settlements of Prabhus, Thakurs and Bhois. With the advent of the Portuguese, new components to the population were added, including the Portuguese and the Indo-Portuguese, Parsis who migrated south and settled in Salsette. After Bombay was leased to the East India Company, in 1661, Bombay had divisions were based upon those which existed during Raja Bhimdev's rule.

The urban growth of Bombay had a clear and defined nucleus, namely the East India Company's fortified trading establishment. The town, unlike the fortified town, grew haphazardly without a plan around a central open space called Bombay green. Within the fort land use was mixed –residential – commercial since the majority of the traders

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and merchants carried out the business from their homes. A remarkable feature in the settlement was clear segregation on the basis of caste, creed and community that settled in Bombay establishing their own distinctive enclaves. This process had begun as early as 1670's with Governor Aungier's encouragement to mercantile communities to settle in Bombay with the assurances of religious freedom and liberty to trade. Thus many communities like the Gujarati Baniyas from Surat and Diu, Brahmins from Salsette and Parsis and Armenians.

By the early eighteenth century, Bombay along with its Castle and Mahim and the eight villages of Mazgaon, Varli, Parel, Naigaum, Matunga, Dharavi and Colaba. A fort replaced the castle after the fortification in 1787. The walled town soon became overcrowded and congested. While the fort had some planning, the outer native town grew without any thought of planning. The streets of the native town were meandering roads, beaten paths built to serve the surrounding besides.

The nineteenth century ushered in a new town development, the establishment of a native town to accommodate the growing number of Indians. The native town was the culmination of a sporadic Indian settlement outside the fort over along period of time. But the official creation took place after the accidental fire took place in the north fort in 1803. About one third of the area, most of the bazaars and property belonging to Indian merchants was damaged. The Indian community thus affected was encouraged to build shops and houses to the north of fort beyond Esplanade. The Indian settlement thus retained its primary nucleus at north fort and acquired a secondary nucleus at the heart of the native town. Historical accounts indicate the special residential preferences of the communities were fairly clear. Whereas the Parsis, Baniyas, boras and English selected the fort as their primary place of residence and trade, the Indian Christians chose to live in Mahim, Mazgaon, Bandra, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Kalbadevi, Khetwadi, Bhuleshwar while the Muslims clustered in Mandvi, Dongri and Market, Umerkhadi. The bazaar areas emerged as the heart of the Indian native town. Bhuleshwar, Kalbadevi, Girgaum, Kamathipuram, Nagpada and Mandvi where residential and commercial, social and religious activities were integrated in a

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tightly knit fabric in a traditional Indian town. Local bazaars sprouted in and around densely inhabited residential localities whereas specialized market generally clustered together. e.g. Brass and copperware shops were located at Kalbadevi, pottery and chinaware a Null Bazaar. The Marwari bazaars on road from Bhuleshwar dealt with textiles and further south were dealers of shoes, jewellery, stationery and provisions.

Just as the European suburbs formed, a distinct type of built environment so did the other part of town especially in the latter half of the nineteenth century. North fort and parts close to the native town, closest to Esplanade had a crop of five to six storied buildings with the ground floor used as shops and business premises and upper floors reserved as dwellings. These upper floors had overhanging balconies along the front of the buildings. In the peripheral areas of the native town, especially Dhobi Talao, Fanaswadi, Girgaum and Chowpatty another residential pattern was popular namely Wadis. This was a cluster of two or three storied buildings around an open space, usually inhabited by a kin or sub-caste group. Lastly, the Chawl was a form of tenement housing designed to accommodate the largest number of people in the smallest possible area.

The second half of the nineteenth century ushered in change in spatial patterns of Bombay. The shortage of space led to dismantling of the town walls, which had long outlived their function of security and aggravated the congestion and occupied valuable spaces. The introduction of Great Indian peninsula railways and the cotton mills led to an increasing demand for land in certain areas which led to the reclamation. The urban growth was clearly confined to its southern half. The first ward division of Bombay and the island took place in 1865 by which the growth had crystallized into a firm pattern, its spatial components being the fort esplanade and the native town, European military cantonment and European suburbs.

Popularly known as the 'native town', the entire area that falls within the limits of 'C' ward of Mumbai was and still continues to be a 'traditional-market area'. Most interestingly, it is a perfect example of fusion of a variety of trades, which have been

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practiced by generations, probably as an inherited family business or otherwise. This is still evident from the fact that even today *sonars* (goldsmiths) continue to pursue the gold and other ornament trades, the *marwaris* continue to deal in textiles, etc. Originally what started in the beginning of the 19th century, as a pre-industrial area in Mumbai along with varying activities was the start of a successful era of urbanisation, which the city had never witnessed before.

The city of Mumbai has ever since been a haven for anyone who wanted to be a part of it. People from all over the world, belonging to different races, religions, castes and creed have always wanted to try their luck to earn a fortune, and what other place could they find other than Mumbai. It was this city that fulfilled their dreams. Thus was another fusion of people belonging to different communities, some of which brought along their traditionally practised occupation or others who came and lent a helping hand in the growth of the city. The traditional market area around Bhuleshwar speaks for itself. The confluence of business minded people from all over, along with the wide range of trades brought prosperity to Mumbai. This was significant enough for an urban process and an overall development of the city.

A third interesting aspect about the area is the presence of innumerable shrines and places of worship, which constitute a sizeable part of the built fabric. Some of these are regarded as highly sacred and people from the far-flung suburbs regularly visit them. These shrines, temples, agiaris, mosques, derasars, dharmashalas and other ancillary religious structures are nothing short of a pilgrimage centres within Mumbai.

All above factors express themselves through the architectural style prevalent in the older category of buildings considering their age. It could be an ornamental feature like a bracket, railing, motifs in stucco plaster or it could be an entire building built in an indigenous and regional style. These built expressions in the form of simple innovations to create an appropriate sustainable architecture have valuable lessons to be learnt from. The area exhibits an excellent example of a high-density built form (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available.

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The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area. In spite of excessive pressures of modernisation, the area continues to cope with everything that comes its way, which is very unique. It would be interesting to study the patterns that have evolved over the years. This complex matrix poses a challenge to any urban intervention that may be essential given to know today's realities.

Historical background

The entire area north of Lokmanya Tilak Marg (formerly Carnac Road), which is the southern boundary of 'C' ward was largely a plantation of various fruits and vegetables (some areas which still bear the name of the crop grown locally) leaving aside a few areas that were mud flats. The 19th century brought about significant change, which was responsible for this 'Native Town'. It was quite different from the English settlement, which was within the Fort. Initially, only a handful of native people came to reside here but the deciding factor for major influx of population from the Fort to this 'native town' was the fire of 1803, which proved to be quite disastrous. Almost a third of the bazaar within the Fort where Indian merchants had opened shops was gutted down resulting in the loss of vast amount of property. This accident thus indirectly encouraged the affected Indian community to build houses, shops and warehouses in the newly formed residential area north of the Fort beyond the Esplanade. The idea of a separate Indian town outside the walls was strongly approved by the Government, because such separate native towns already existed in Calcutta and Madras.

The ethnic heterogeneity of Mumbai's inhabitants was legendary from the early days of its British history, because the successive phases of Hindu, Muslim and Portuguese occupation had already left their imprint. Under the East India Company's management, Mumbai's position as a prosperous commercial port, coupled with the Government's deliberate policy of attracting settlers through a variety of inducements, resulted in a very cosmopolitan population. But the native town showed a distinct picture. Though the English continued to remain within the Fort, the Indian Christians chose to

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live in Mahim, Bandra, Mazgaon, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Khetwadi, Kalbadevi and Bhuleshwar while the Muslims clustered at Market, Dongri, Umerkhadi and Mandvi. The Parsis resided in the vicinity of the Hormusji Wadia fire temple at Chandanwadi while immigrants from Konkan, Gujarat, Kutch and Kathiawar took up residence in the areas adjacent to Thakurdwar. This community pattern is true even today. Jagannath Shankar Sheth Road forms a spine of predominant Hindu residential area similar to Mohammed Ali Road for the Muslims.

Gradually, people settled down with their trades and the native town soon transformed itself into a bazaar. Areas within the core like Bhuleshwar, Kalbadevi, Girgaum, Kamathipuram, Nagpada, Mandvi and Market saw an upsurge in residential, commercial, social and religious activities, which thus integrated the traditional Indian town into a tightly knit urban fabric. This can be supported by the reports that Times of India carried in 1860 which say, " On the whole of that district, lying between the sea and Girgaum Back Road, building operations have been in active progress for some years past but have within the last two years been pushed on with unprecedented rapidity. Houses are rising in all directions and what was some few years ago merely a coconut plantation will within the next half century be as thoroughly urban as Mandvi or Khara Talao.

The spatial pattern, which had started defining itself, was on the lines of the dense development found within the Indian areas of the Fort. Buildings having five to six storeys were constructed with the ground floor retained for commercial purposes and the upper floors served as residences. In peripheral areas such as Dhobi Talao, Fanaswadi, Girgaum and Chowpatty, another residential form was popular, namely. The 'wadi'. This was a cluster of three storeyed buildings around a central open space. A new form of dwelling known as 'Chawl' also emerged during this period, which was basically a multi-storeyed structure with a central corridor having singular rooms on both sides and a common sanitary block at the end of it. Variations of these can be seen in the vicinity of the Girgaum area. An important aspect, which is evident from the dense built-form is that every inch of ground was utilised to its maximum. Being an organic development,

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leftover spaces between buildings formed roads and the narrow alleys between adjacent buildings formed unusable and unhygienic spaces.

The architectural character drew inspiration from indigenous or regional styles. Colourful painted houses having minimal or intricate ornamentation on its facade depending upon the financial condition of the owner started coming up on irregular and narrow lanes and streets. Influences from architecture practiced in Gujarat and Rajasthan was noticeable from the intricately carved wooden lintels, jharokhas, balconies and motifs on the external wall which many a times were decorated with vivid murals. Hence the entire area is a confluence of vernacular architecture. Every house or building belonging to a particular was distinct in terms of the architectural motifs and elements since they were unique of that particular community. The Bhuleshwar-Kalbadevi area was also characterised by several *baghs* constructed by wealthy residents.

The Mumbadevi temple (resident deity of the city) is one of the most historic and important landmarks in the entire area. Various communities built many important places of worship. e.g. Bhuleshwar temple by the Prabhus, Jama Masjid by the Muslims, Satyanarayan temple by the Jains etc. Generous and devout merchants also built various dharmashalas and ancillary religious structures catering to various sects as a deed towards fellow brethren. The presence of such places of worship added another dimension of 'sacred within secular' to the existing fabric.

The complex matrix of all these diverse communities residing within well-defined boundaries constituted a multifaceted and a rich cultural entity. This gave an impetus to commerce. As a centre for trade in cotton and metals, Kalbadevi formed one of the busiest commercial quarters outside the Fort. The Gujarati and Marwari jewellers set up shop near the Pydhonie end of Sheikh Memon Street, which later formed the Zaveri bazaar. Three big cloth markets were set up on Sheikh Memon Street. Slowly, a definite pattern emerged which showed that every street or road had shops offering goods belonging to the same trade. We can see this today and that too very distinctly that

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Abdul Rehman Street offers everything in paper and stationery, Kantilal Sharma Street offering electrical goods etc.

The Government also participated in the development of the area by undertaking administrative measures. In 1865, a ward wise division of Mumbai City and Island was made. The entire 'Native town' was divided into Mandvi, Umarkhadi and Bhuleswar wards, which comprised the old town along with Girgaum and Kamathipura wards, which were relatively new. Surveys pertaining to area, population, density etc. were conducted which showed the growth of the ward. Other demographic surveys such as population belonging to a particular religion, the language they spoke, their occupation were also conducted. Schools were set up for the education of children.

The C-ward consisting of Market, Dhobi Talao, Fanaswadi, Bhuleshwar, Kumbharwada, Khara Talao.

Market

Market section derives its name from three great cloth markets which fringe sheikh Menon Street, its central thoroughfare. The Kalbadevi road earns its name from a shrine of Kali or Kalikadevi, once located on the island of Mahim and removed to this locality during this period of Musalman dominion, forms the western and northern boundary of section, while the Carnac Road and Abdul Rehman street form respectively its southern and eastern limits, apart from the fact that an ancient settlement included between Lohar Chawl street and Vithalwadi lane lies within it, the section deserves more than ordinary notice as containing the Jama Masjid and the temple and the tank of Mumbadevi, the patron deity of Bombay. This street has had the reputation of being one of the richest streets in Bombay. Outwardly its appearance belies its wealth, but the southern half is the business quarter of the richest cloth merchants while the northern portion has the SonaChandi bazaar contains the gold, silver, and precious stones. It is always a busy thoroughfare, crowded with merchants. At the point where Janjekar street runs into it the eye rests upon the white façade of the Jama Masjid built in 1802 and in

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the extreme north of the section lie the temple and the tank of Mumbadevi, which were removed from the spot where Victoria terminus now stands, in order to make room for new fortifications. About half way up Kalbadevi road stands a temple of Laxmi Narayan built in 1875 by Mr. Mulji Jetha, a Hindu merchant, for the use of Hindus from Gujarat. It had a curious façade adorned above with the stereotyped figures of Hindu ascetics and below with representations of various deities, of which the central and most noticeable figure is the elephant headed Ganpati. The southern portion of Kalbadevi road is crossed by one of the new streets, Princess Street, projected by the trust and opened by HRH the princess of Wales in November 1905.

Dhobi Talao

On the west of Kalbadevi road lies the Dhobi Talao section, bounded on the north by Dady Seth Agiary street, Girgaum road, Sonapur lane and a footpath though the Muhammad an graveyard to the door of the Hindu burning ground on queens road, and hence by a straight line running southwest across queens road to back bay. Its southern limits are Carnac road, 1st Marine Street and level crossing of marine lines station and its western limit is Back Bay. The section owns its name to an old tank, once included within the limits of the esplanade, which was used by the washer men of an earlier epoch; and its north eastern portion is composed of the historic area of Cavel, one of the original settlements of Koli fishermen who converted to Christianity during the era of Portuguese rule and were incorporated in the old esplanade parish. Cavel is still the home of a large number of native Christians. It is separated by the great central thoroughfare of Girgaum road from another historic locality, known to earlier generations as Sonapur, and extending from old Sonapur lane to a point nearly opposite to the marine lines station of the B.B and C.I railways. This area contains old burial grounds of the island, Hindu, Musalman and English and the old English cemetery here was known as "padre burrows godown" in 1814. Of modern improvements, the most noticeable street is the Princess street, which runs form Queens Road to Carnac road across the former site of the grossly unsanitary area called the "dukkar bazaar", from the fact that a pork butchers shop stood near the entrance from queens road.

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Phanaswadi

Immediately to the north of dhobi Talao section lies the Phanaswadi section, so called from an orchard of jack fruit trees which once flourished the area. Bounded on the north by Thakurdwar road, on the east by Portuguese cathedral street and Bhuleshwar road, and on the west by back bay, the section in outward appearance closely resembles dhobi Talao and like the latter has been gradually been transformed from a collection of courts or gardens into a densely built locality, fringed on the west by the ground reclaimed from the sea. Though the area inhabited is small it contains a comparatively large number of temples, of which perhaps the most noteworthy is the old shrine of Thakurdwar on Girgaum road.

Bhuleshwar

Very different in appearance is the interior section of Bhuleshwar, so called from the great temple and the tank of Bhuleshwar lying towards the south. Here the native Christian of dhobi Talao and Phanaswadi disappear, the Parsis decrease in number, and the Jains and Hindus generally predominate. The section is bounded on the north by Cowasji Patel tank road and Erskine road, on the south by Dady Seth Agiary street, on the east by the Kalbadevi road and Parel roads, and on the west by Portuguese cathedral street and Bhuleshwar road. The section is divided up a very large number of irregular and confined streets, the chief of which is Panjrapol street, running east and west and so called Panjrapol or home for the diseased and aged animals, founded in 1835.C.P. Tank road owes its name to the son of Rustom Dorabjee who placed himself at the head of a body of Kolis.

Khara Talao and Kumbharwada

Bounded on the north by grant road. Kumbharwada bounded by Adeshir Dady Street and Tirimbak Parshuram Street, on the east by Duncan Street and south by C.P. tank road and Girgaum back road. Occupied largely by the lower and disreputable

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classes and is cut into two main portions by the great thoroughfares of Falkland road, constructed between 1856 and 1868. The north east corner of the section forms a portion of the area familiarly known as two tanks, from the fact that two ancient tanks of Bombay stood there. The north western corner of the section is occupied by the north brooks gardens opened in 1873. Mohammedans and nine mosques chiefly occupy the Khara Talao section, bounded in the west by Parel road and on the south by Erskine road. Its chief object of interest is the null bazaar market, which opened in 1867 and is called so due to the fact that a main drain of the city flowed past this point on its way to the sluices at Vari.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

LIST OF STRUCTURES AND COMPLEXES ALREADY HERITAGE LISTED.

SR.NO	NAME OF BUILDINGS , MONUMENTS, PRECINCTS	LOCATION	USAGE	GRADE
267	Harrom Manzil	I. Rehmatulla Road	Commercial	III
268	Godji Svetambar Jain Derasar	Kalbadevi Road	Worship	III
274	Mooljee Morarji Pyaav	Mumbadevi Road	Religious Ornamental	III
275	Minara Masjid	Mohd Ali Road	Worship, Educational and Shops	II A
285	Swami Narayan Temple	3Rd Bhoiwada lane	Worship	II B
285	Shree Krishna Mandir Complex (Vaishnav Haveli)	Krishna Mandir	Worship	III
288	Hari Baba Ki Bungli	Krishna Mandir	Temple and residential	III
289	Shri Digambar Jain Temple	Bhuleshwar street	Worship	II B
290	Shri Ram Temple	Bhuleshwar street	Worship	III
292	Bhuleshwar Devalya Complex	Bhuleshwar street	Worship	II B
293	Shri Krishna Pranami Mandir	Bhuleshwar street	Worship	III
294	Madhav Baug Complex North	Bhuleshwar street	Religious and commercial	III
294 a	Panjrapol Complex		Animal shelter	
294 b	Jain Temple		Worship	III
295	Shri Madhavdas Dharmashala	C P Tank	Dharmashala	III
297	Dadi Seth Agiary	Dadiseth Agiary Street	Worship	III
298	Dabul Precinct	J.S Seth Road.	Residential, school and church	III
300	Habib Building	J.S Seth Road.	Residential	III
302	St.Sebastian Church	Dabul	Worship	II B
303	St.Sebastian High School	Dabul	Educational	III
304	Raghunath Prasad	Dabul	Residential	
305	St. Annes Girls High School	Dabul	Educational	III
306	Goan Institute Building	Dabul	Educational and Commercial	III
307	JerMahal	Dhobi Talao	Residential & commercial	II A

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SR.NO	NAME OF BUILDINGS , MONUMENTS, PRECINCTS	LOCATION	USAGE	GRADE
309	Framjee Cowasjee Institute	Dhobi Talao	Library	III
310	Bhiwandiwalla Terrace	Dhobi Talao	Residential & commercial	
311	Fakhruddin Building	I. Rehmatulla Road	Residential & commercial	III
313	Hamidiya Masjid	I. Rehmatulla Road	Residential & commercial	III
315	Aidun Building	J.S Seth Road.	Residential & commercial	III
316	Anjuman Ateshbehram	J.S Seth Road.	Worship	III
318	Zaoba Ram Mandir	J.S Seth Road.		III
320	Nagindas Mansion	J.S Seth Road.	Residential	II A
321	Juma Masjid	Janjekar Street	Worship	IIA
323	Vithalwadi Temple	Kalbadevi Road	Worship	IIA
324	Rathi Bhuvan	Kalbadevi Road	Residential	III
325	Kedar Bhuvan	Kalbadevi Road	Residential	III
326	Hallai Bhatia Mahajan Wadi	Kalbadevi Road	Residential	III
329	Bhangwadi (front portion)	Kalbadevi Road	Residential	III
330	Shri Aideshwar Jain Temple	Kalbadevi Road	Worship	III
331	Madhavi Swami Jain Temple	Kalbadevi Road	Worship	III
332	Wadiajee Ateeshbehram	Karim Khan Chowk	Worship	III
334	Satyanarayan Temple	Kika Street	Religious	III
335	Jagdish Temple	Kika Street	Religious	III
339	Madhav Baug Complex South	Madhav Baug	Religious and commercial	III
340	Geeta Pathshala	Madhav Baug	Educational	III
341	Hindu Temple	Madhav Baug	Worship	III
342	Mumbadevi Temple Complex	Mumbadevi Road	Worship and Commercial	II B

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SR.NO	NAME OF BUILDINGS , MONUMENTS, PRECINCTS	LOCATION	USAGE	GRADE
342	Mumbadevi Temple Complex	Mumbadevi Road	Worship and Commercial	II B
348	Surya Narayan Temple	3rd Panjropol Lane	Worship	II A
351	Vithal Mandir	Sant Sena Maharaj Lane	Religious	III
353	Blackstone Building	S.V.Patel Road.	Residential	III
355	Gopal Niwas Building	S Gandhi Marg.	Residential	III
356	Gold Mohur	S Gandhi Marg.	Residential	III
357	Vallabhdas Kanji Building	S Gandhi Marg.	Residential	III
358	Bhatia Co-op Society	S Gandhi Marg.	Commercial	III
362	Sukhanad Dharmashala	S.V.Patel Road.	Dharmashala and social gathering	III

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LIST OF STRUCTURES AND COMPLEXES PROPOSED TO BE HERITAGE LISTED.

Card no.	NAME OF BUILDINGS , MONUMENTS, PRECINCTS ETC	LOCATION	USAGE
1	Bhuleshwar Market	Bhuleshwar street	Commercial
2	Deoji Kanji	S Gandhi Marg.	Residential Commercial
3	Devkaran mansion	S Gandhi Marg.	Residential Commercial
4	HajiHabib Haji Ismail Building	C.P. Tank Road	Residential Commercial
5	Jariwala Building	S.V.Patel Road.	Residential Commercial
6	Johri Mansion	Kalbadevi Road	Residential Commercial
7	Laxmi Niketan	Kalbadevi Road	Residential Commercial
8	Madhav Ram Building	Kalbadevi Road	Residential Commercial
9	Mangaldas Cloth Market	Sheikh Menon Street.	Commercial
10	Cotton Exchange	Kalbadevi Road.	Commercial
11	Nehalchand Mansion	Vithalwadi	Residential Commercial
12	Patarwala Building	Vithalwadi	Residential Commercial
13	Sagar building	Vithalwadi	Residential Commercial
14	V.K. Building	S Gandhi Marg.	Residential Commercial
15	Victoria Cloth Market	Sheikh Menon Street.	Commercial
16	Bai Manekji Wadia Girls High School.	S Gandhi Marg.	Educational
17	Bhatia building	S Gandhi Marg.	Residential Commercial
18	Chapsey Building	S Gandhi Marg.	Residential Commercial
19	Chandabhai Building	Kantilal Sharma Marg.	Residential Commercial
20	Chaturbhuj J.P. Dahramshala.	Panjrapol Road	Residential
21	Police Residence	S Gandhi Marg.	Residential
22	Dwarkadas bldg 1&2	Mangaldas Road	Commercial

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Card no.	NAME OF BUILDINGS , MONUMENTS, PRECINCTS ETC	LOCATION	USAGE
23	2010	Shankarseth road	Residential
24	Ganesh Bhuvan	Dadiseth Agiary Street	Residential Commercial
25	Seth Jivraj Balukushi Bhatia Mahajan Wadi geeta griha	Picket Road	Residential
26	Ghopdaya Building	Kalbadevi Road	Residential
27	Haroom Manzil	S Gandhi Marg.	Residential Commercial
28	Heera Mahal	Kalbadevi Road	Residential Commercial
29	Jai mahal	Lohar Chawl	Residential Commercial
30	Kerawala Mansion	L.T.Road	Residential Commercial
31	Kilachand mansion	Kalbadevi Road	Residential Commercial
32	Lalsing Mansing	Kantilal Sharma Marg.	Residential Commercial
33	Laxmi Baxson	Vithalwadi	Commercial
34	Mani Bhuvan	Kantilal Sharma Marg.	Residential Commercial
35	Manohar Building	Ratanshi Champshi Road	Residential Commercial
36	Maskati Mahal	Kantilal Sharma Marg.	Residential Commercial
37	Matoshri Survatabai Building	Kalbadevi Road	Residential Commercial
38	Moti Building	Dadiseth Agiary Street	Residential
39	Murarji Kanji Building	Dadiseth Agiary Street	Residential Commercial
40	Sardar Griha	L.T.Road	Residential Commercial
41	Peerbhoy Building	Pathakwadi	Residential Commercial
42	Tavavalla Building	Kantilal Sharma Marg.	Residential Commercial

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Card no.	NAME OF BUILDINGS , MONUMENTS, PRECINCTS ETC	LOCATION	USAGE
43	Old Sitaram	S Gandhi Marg.	Residential Commercial
44	Region Building	S Gandhi Marg.	Residential Commercial
45	Saraswati Bhuvan	L.T.Road	Residential Commercial
46	Narayan Niwas	Dadiseth Agiary Street	Residential Commercial
47	Yusuf Mansion	L.T.Road	Residential Commercial
48	Shreeji Bhuvan		Residential Commercial
49	T.B. Clinic	S Gandhi Marg.	Public
50	Tyabji Building	L.T.Road	Residential Commercial
51	Umrigar Building	L.T.Road	Residential Commercial
52	Wadia Building	S Gandhi Marg.	Residential Commercial
53	Sethna Building	S Gandhi Marg.	Residential Commercial
54	Anant Building	S Gandhi Marg.	Residential Commercial
55	Bokadia Building	S Gandhi Marg.	Residential Commercial
56	Carmellas Building	Pathakwadi	Residential Commercial
57	Chaturbhuj Jeevandas Building	S Gandhi Marg.	Residential Commercial
58	Guzder Building	S Gandhi Marg.	Residential Commercial
59	M.J. Building	Vithalwadi	Residential Commercial
60	May Building	S Gandhi Marg.	Residential Commercial

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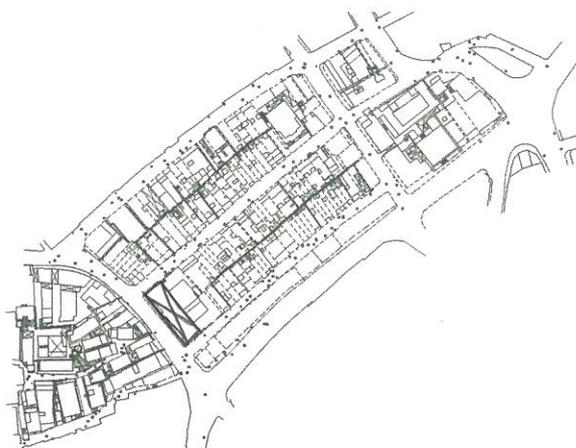
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Card no.	NAME OF BUILDINGS , MONUMENTS, PRECINCTS ETC	LOCATION	USAGE
61	M.J. Building	S Gandhi Marg.	Commercial
62	Mohd Ali Mansion	S Gandhi Marg.	Residential Commercial
63	Saraf Mansion	S Gandhi Marg.	Residential Commercial
64	Princess Building	S Gandhi Marg.	Residential Commercial
65	Sidhwa building	S Gandhi Marg.	Residential Commercial

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 1
Ward (Part) : C - Ward
CS No. : 2404

Photo ref. : BHUL/152/R-3/26/BHULESHWAR MARKET

1.0 DENOMINATION.

1.1 Name of premises : Bhuleshwar market.
1.2 Earlier name :
1.3 Built in :
Extension date (if any) :

2.0 ACCESS.

2.1 Main : Bhuleshwar street
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : This market is one of the oldest markets in the area. It stands on the busy Bhuleshwar Street.

4.2 Architectural Description:

The market is one of the oldest markets in the area and very rustic in its appearance. The ground storeyed building has a vernacular influence with its arched openings with the corners of the buildings chamfered in stepped form. The arches of the building are hidden behind the shops. The main entrance is segmental arched and has two projections in the form of medallions. There are stone brackets in between the arches, which could have supported the floor above, which now seems to be broken down.

4.3 Value Classification : Architectural detailing.
A Landmark.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 2
Ward (Part) : C - Ward
CS No. : 1/430

Photo ref. : BHUL/141/R-2/07/DEOJI KANJI

1.0 DENOMINATION.

1.1 Name of premises : Deoji Kanji Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands along Shamaldas Gandhi Marg besides Region Building near Chandanwadi.

4.2 Architectural Description:

The entrance to the building is from Chandanwadi Road. The façade is plaster pointed with the three symmetrical bays, which project and are defined by pilasters. The rectangular openings on the ground floor have pilasters on either side while the upper floor has foot balconies having a pediment. The corner bays are accentuated with pediments on the first and third floor. Pilasters divide the openings.

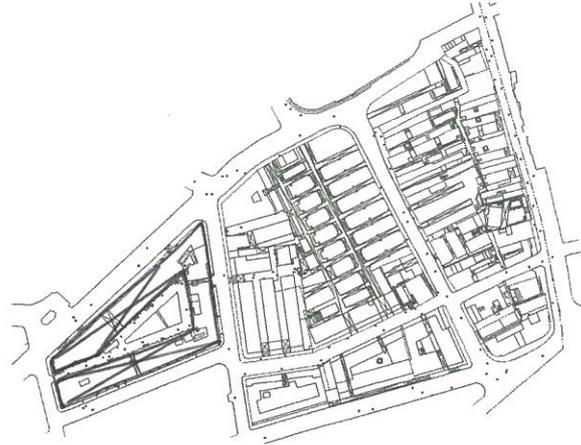
4.3 Value Classification : Architectural detailing.
Streetscape.

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Common ref. No. :
Card no. : 3
Ward (Part) : C - Ward
CS No. : 1038

Photo ref. : BHUL/131/R-2/06/DEVKARAN

1.0 DENOMINATION.

1.1 Name of premises : Devkaran mansion.
1.2 Earlier name :
1.3 Built in: 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary : Pathakwadi.

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on a triangular plot on Shamaldas Gandhi Road, with a central chowk.

4.2 Architectural Description:

Group of buildings clubbed together to form a continuous façade along Shamaldas Gandhi road and Pathakwadi. Vernacular influences seen on the balconies, posts, fascias. Decorative jhilmils with geometric patterns with timber convex profile roof over the balconies. Grooved pilasters divide each bay. Cornices run across the width of the building. The corners are accentuated by decorative floral stem like base.

4.3 Value Classification : Architectural detailing.

Individual.

Design and planning.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 4
Ward (Part) : C - Ward
CS No. : 3156

Photo ref. : BHUL/157/R-3/33/HAJI HABIB HAJI ISMAIL

1.0 DENOMINATION.

1.1 Name of premises : Haji Habib Haji Ismail Building
1.2 Earlier name :
1.3 Built in : 1912
Extension date (if any):

2.0 ACCESS.

2.1 Main : C.P. Tank Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands at the junction of C.P. Tank Road and Panjrapol 3rd lane.

4.2 Architectural Description:

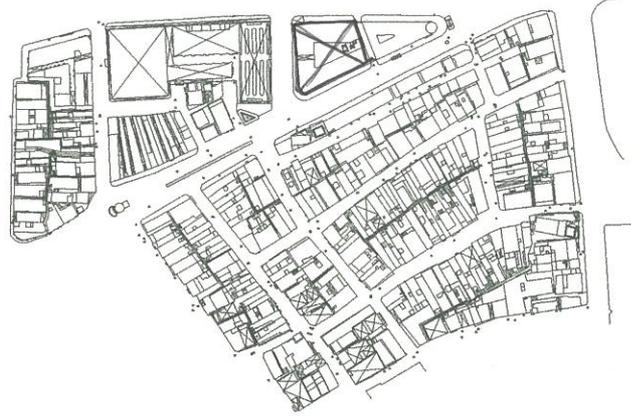
The building has a distinctive style and the façade can be divided into 5 bays having a central bay with horse shoe shaped arched openings divided with pilasters having floral capitals and two corner bays with rectangular windows and a small circular opening accentuated with a horse shoe shaped arch. The ground floor openings are spanned with onion shaped arches defined with alternate coloured stone cladding and a small stucco projection in the shape of the arch. The corners are accentuated with pilasters with plaster pointing. The corner is chamfered and highlighted by a balcony on the second floor supported on decorative stone brackets with some floral motifs. A continuous cornice runs across the façade at the base of the first and third floor. The cornice is of stone supported on small bracket like projections. The balusters at the parapet level have been sealed as an addition of one more floor has been done.

4.3 Value Classification : Architectural Detailing.
Architectural Style.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 5
Ward (Part) : C - Ward
CS No. : 3511

Photo ref. : BHUL/159/R-3/35/JARIWALA

1.0 DENOMINATION.

1.1 Name of premises : Jariwala Building
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : S.V. Patel Road.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on a triangular plot on S.V. Patel Road.

4.2 Architectural Description:

The building stands on a triangular plot on S.V. Patel Road. It has a central chowk onto which over look the rooms. The façade of the building is divided into two symmetrical bays with rectangular fenestrations with twelve glass-panelled shutters. The staircase is defined with semicircular arches on all floors, which are plaster pointed, and on the terrace floor is topped with a pediment. The corner is accentuated by rounding it. The balconies on the first and third floor accentuate the corner. A continuous cornice runs across the base of the first floor. The first floor balcony has RCC balustrades while the third floor balcony has cast iron railing.

4.3 Value Classification : Location.

Architectural Detailing.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
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PROJECT SPONSORED BY MMR- HERITAGE CONSERVATION SOCIETY.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 6
Ward (Part) : C - Ward
CS No. : 1585

Photo ref. : BHUL/133/R-3/20/JOHRI MANSION

1.0 DENOMINATION.

1.1 Name of premises : Johri Mansion
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on Kalbadevi road alongside many redeveloped buildings. The irregular shape plot houses the ground and five structure.

4.2 Architectural Description:

The five-storied structure shows European influences with its pilasters and balconies. The façade of the building is curved along the road and divided vertically by pilasters running from the first floor to the third floor, which are plaster pointed and have projections. On the ground floor, the openings are spanned with semicircular arches with a defined stone keystone, which is grooved. These arches are hidden behind the hoardings of the shops. The façade has balconies supported on stone brackets, which rest on the pilasters, which divide the rectangular windows on the first floor. The windows have balustrades at the sill level. Pilasters with rectangular capitals divide the windows on all the floors. The windows on the third floor have small geometric motifs. A continuous fringe with floral motifs runs across at the base of the fourth floor. At the fifth floor level, a continuous cast iron railing runs across the façade. At regular intervals on the fifth floor, there are small motifs, which adorn the parapet. The roofing of the building is a Mangalore tile with mild steel gutter.

4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 7
Ward (Part) : C - Ward
CS No. : 1696

Photo ref. : BHUL/150/R-3/22/LAXMI NIKETAN

1.0 DENOMINATION.

1.1 Name of premises : Laxmi Niketan
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Stands on a rectangular plot on Kalbadevi Road besides two redeveloped buildings.

4.2 Architectural Description:

The building shows vernacular influences on its balconies. The stone cladded building has balconies on all floors in a stepped profile. The balconies have wooden posts with wooden handrails and cylindrical columns with grooved capitals, supported with wooden brackets. The vernacular influence can also be seen on the multi-foliated wooden arch spanning the opening between the posts. A lean to roof is supported on the posts of the third floor balcony. Above the first floor windows there is small floral motif in wood.

4.3 Value Classification : Architectural detailing.
Architectural Style.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 8
Ward (Part) : C - Ward
CS No. : 1566

Photo ref. : BHUL/133/R-3/23/MADHAV RAM

1.0 DENOMINATION.

1.1 Name of premises : Madhav Ram Building
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on the narrow rectangular plot on Kalbadevi Road.

4.2 Architectural Description:

The building has an impressive appearance with its rectangular openings on the ground floor with a central defined stone keystone. The façade on the ground floor is plaster pointed with a cornice, which runs across the entire façade, which has small bracket like projections at the base and has a cast iron railing. A continuous balcony runs across the façade, which is supported by decorative stone brackets and has RCC balustrades. The second and third floor is defined with three semi circular arches, each of which are divided by pilasters with Corinthian capitals and have circular motif with a floral pattern. In between the arches, are two small floral bases like projections done in stucco - work. The parapet level has a cornice running at the base with small floral patterns.

4.3 Value Classification : Architectural Detailing.

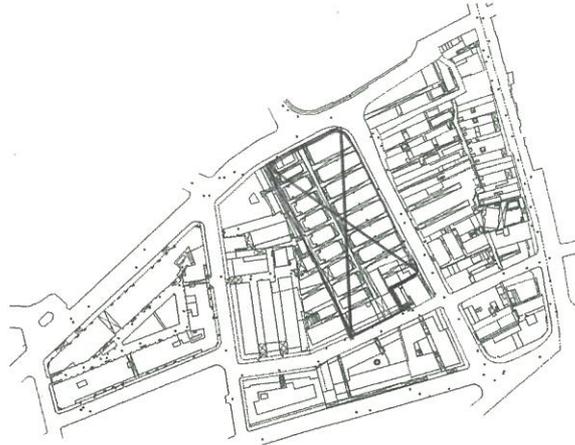
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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 9
Ward (Part) : C - Ward
CS No. : 1040,2/1040,11039,1/1040
Photo ref. : BHUL/131/R-2/04/MANGALDAS MARKET

1.0 DENOMINATION.

1.1 Name of premises : Mangaldas Cloth Market
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Commercial

3.2 Past : Commercial

3.3 Usage : Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Rectangular plot on Sheikh Menon Street opposite Victoria Cloth market and near Jama Masjid.

4.2 Architectural Description:

Steel frame roofing with the façade spanned by semicircular openings. The asbestos roofing has dormer windows with stain glass and wooden fascia board.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 10
Ward (Part) : C - Ward
CS No. : 1370

Photo ref. : BHUL/133/R-3/24/COTTON EXCHANGE

1.0 DENOMINATION.

1.1 Name of premises : Cotton Exchange Building
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi road and Sheikh Menon Street
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Commercial

3.2 Past : Commercial

3.3 Usage : Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands at the junction of Sheikh Menon Street and Kalbadevi Road.

4.2 Architectural Description:

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 11
Ward (Part) : C - Ward
CS No. : 1168

Photo ref. : BHUL/132/R-3/19/NEHALCHAND MANSION

1.0 DENOMINATION.

1.1 Name of premises : Nehalchand Mansion
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Champawadi
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on narrow lane of Champawadi on a rectangular plot.

4.2 Architectural Description:

The building is two storied and has a symmetrical façade with a central entrance and side bays consisting of three jack-arched windows. The staircase bay is defined with openings spanned with jack arches that project. The arches have a defined keystone with having floral pattern details. The pilasters between the arches are cylindrical and have Corinthian capital, which stand on a plain rectangular base. The corner pilasters are fluted with Corinthian capital. The balconies on the second floor are projected and supported on decorative brackets. The balconies have balustrades with piers at the corners. A cornice runs at the base of the second floor and third floors. The piers have medallions with floral pattern.

4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 12
Ward (Part) : C - Ward
CS No. : 1175

Photo ref. : BHUL/132/R-3/16/PATARWALA

1.0 DENOMINATION.

1.1 Name of premises : Patarwala Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Vithalwadi
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands in a narrow lane of Vithalwadi. It stands on a on the corner plot besides the Sagar building.

4.2 Architectural Description:

The building is three storied and has a plaster pointed façade. The symmetrical façade has a central entrance, which is defined with jack-arched openings with cast iron railings on the upper floors. On the second floor in the central bay, a balcony is projected out supported on decorative brackets. The side of the staircase have floral pattern in stuccowork. The fenestrations on the upper floors have jack-arched windows with stucco work detailing on the head of the openings. The sides of the windows are adorned with grooved plaster pointing. A continuous fringe of floral detailing runs at the base of the first floor, which is hidden with hoardings. At the terrace level, the trellis adorns the parapet with piers into which end the pilasters. The fenestrations are rectangular with trefoil coloured glass panel shutters.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 13
Ward (Part) : C - Ward
CS No. : 1176

Photo ref. : BHUL/132/R-3/18/SAGAR

1.0 DENOMINATION.

1.1 Name of premises : Sagar building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Vithalwadi
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on a narrow lane in of Vithalwadi.

4.2 Architectural Description:

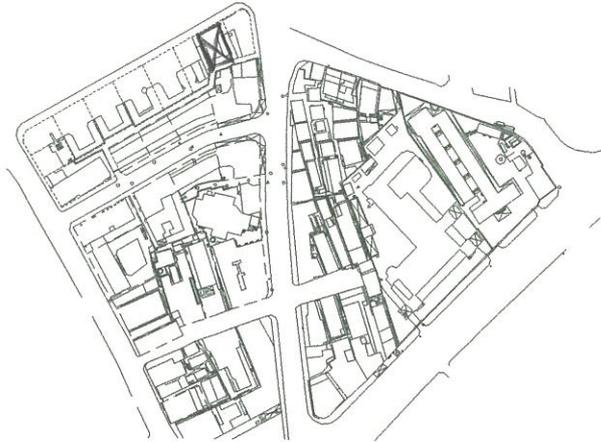
The ground and two-storied structure has a plaster pointed surface with pilasters dividing the façade. The symmetrical façade of the building has central entrance with balconies on either side. Pilasters dividing the façade are rectangular fluted and with a Corinthian capital. The balconies on the second floor have balusters and are supported with decorative brackets. The entrance is finished with a decorative pediment at the terrace level, while the parapet has stone balustrades. The corners of the building are plaster pointed. A cornice runs across at the base of the second and third floor. The fenestrations are rectangular with four panelled shutters. The pediment is detailed with floral patterns.

4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 14
Ward (Part) : C - Ward
CS No. : 4362

Photo ref. : BHUL/140/R-3/05/V.K.

1.0 DENOMINATION.

1.1 Name of premises : V.K. Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Located on S. Gandhi Road, the building stands on a rectangular plot with an inner chowk,

4.2 Architectural Description:

Heavy stucco ornamentation on the façade, Jack arches with decorative keystone with floral pattern span openings. On the side bays, the balconies have heavily ornamented brackets. The fenestrations have fluted cylindrical pilasters. Insensitive addition has been made in the form of RCC balconies by breaking the heavily ornamented brackets. The entrance leads to a lobby, which houses a doglegged staircase with a big well.

4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 15
Ward (Part) : C - Ward
CS No. : 1050

Photo ref. : BHUL/131/R-2/05/VICTORIA MARKET

1.0 DENOMINATION.

1.1 Name of premises : Victoria Cloth Market
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Sheikh Menon Street.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Stands on the busy street of Sheikh Menon street in front of Mangaldas Cloth market.

4.2 Architectural Description:

The ground and one storied structure have a colonial influence. The façade is clad with the basalt stone and semicircular arches with defined stone keystone spanning the opening on the ground floor, which are flanked by twin pilasters, which have a stepped stone base. The rectangular fenestrations adorn the windows on the upper floors.

4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 16
Ward (Part) : C - Ward
CS No. : 1/426

Photo ref. : BHUL/141/R-2/13/BAI MANEKJI WADIA SCHOOL

1.0 DENOMINATION.

1.1 Name of premises : Bai Manekji Wadia Girls High School.
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Educational

3.2 Past : Educational

3.3 Usage : Educational

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on a rectangular plot on Shamaldas Gandhi Marg besides Bhatia Building and Wadia building.

4.2 Architectural Description:

The building stands on a rectangular plot. The asymmetrical with the two bays of which one houses the staircase. The façade has plaster-pointing treatment and fluted ionic columns divide the façade. The fenestrations are rectangular with a central keystone.

4.3 Value Classification : Architectural detailing.
Streetscape.

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Common ref. No. :
Card no. : 17
Ward (Part) : C - Ward
CS No. : 426

Photo ref. : BHUL/141/R-2/11/BHATIA

1.0 DENOMINATION.

1.1 Name of premises : Bhatia building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building is located on Shamaldas Gandhi Road besides Region Building.

4.2 Architectural Description:

The façade is plaster pointed with the three symmetrical bays, which project and are defined by pilasters. The rectangular openings on the ground floor have pilasters on either side while the upper floor has foot balconies having pediment. The corner bays are accentuated with pediments on the first and third floor. Pilasters divide the openings.

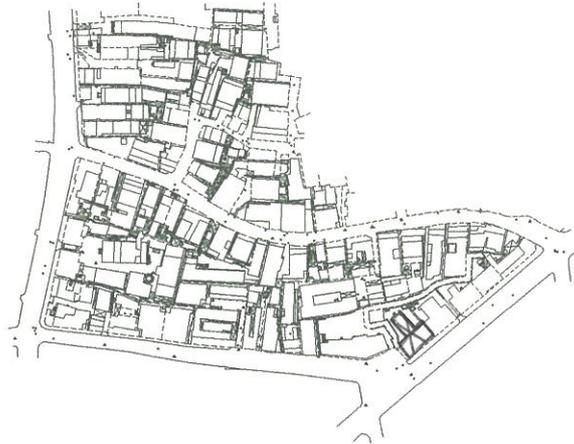
- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 18
Ward (Part) : C - Ward
CS No. : 1/843-4/843

Photo ref. : BHUL/137/R-1/37/CHAPSEY

1.0 DENOMINATION.

1.1 Name of premises : Chapsey Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

- 3.1 Present : Residential Commercial
3.2 Past : Residential Commercial
3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : Corner building at S Gandhi Marg covering the entire plot. The façade of the building runs across the entire length of Shamaldas Gandhi Marg.

4.2 Architectural Description:

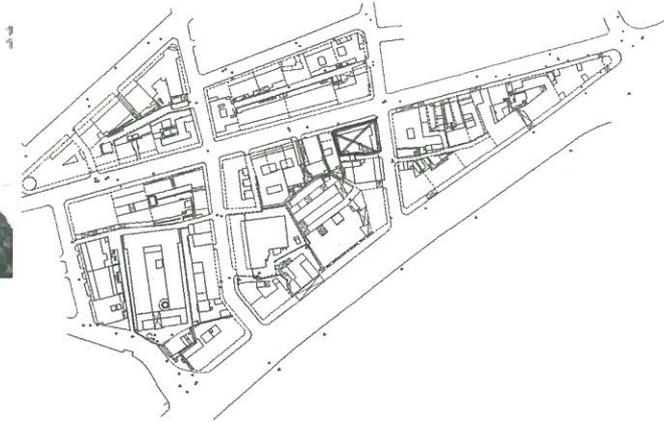
The five storied building stands on the S Gandhi Marg. On the ground floor, semicircular arches detailed with plaster pointing span the openings. The side façade is vertically divided by pilasters, which have decorative capital and on the fifth floor are finished in a pediment. The façade has four identical units, which comprise of balconies on all floors and a central staircase block. The balconies show vernacular influences with wooden posts having decorative capitals and cast iron jials. The corners of the building have balconies only on the first floor with simple cast iron railings supported by floral RCC brackets. On the first floor, the balconies are slightly semicircular and project outside. They have RCC balustrades. On the fourth floor, the openings are semicircular with plaster pointing and defined keystone. On the fifth floor, there are medallions, which adorn the corners.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 19
Ward (Part) : C - Ward
CS No. : 1009

Photo ref. : BHUL/139/R-1/25/CHANDABHAI

1.0 DENOMINATION.

1.1 Name of premises : Chandabhai Building
1.2 Earlier name :
1.3 Built in : 1933
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kantilal Sharma Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands at the junction of Kantilal Sharma road and Mangaldas Road besides Dwarkadas Building no2. The building stands on a rectangular plot with one façade along Mangaldas Road and the other along Kantilal Sharma Road.

4.2 Architectural Description:

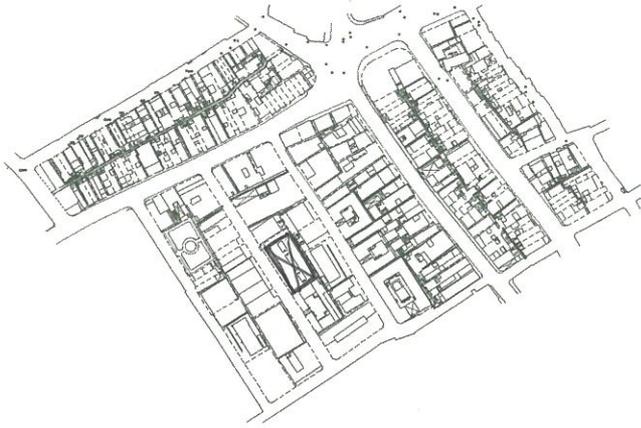
The ground and three-storied structure with its semicircular arches span the openings on the ground floor. The plaster pointed surface of the façade has a continuous cornice running across the façade at the base of first and third floor. The cornice is has small bracket like projections at the base. On the second floor, there are stucco shields, which give it an impressing appearance. The fenestrations on the first floor are rectangular openings divided by a thin pilaster and have a small projection above the head. The windows have panelled and glass shuttered windows. On the terrace level, the parapet is raised at the corners to accentuate the corner. The balustrades are of stone.

- 4.3 Value Classification : Architectural Detailing.
Architectural Style.
Location.
Aesthetics.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 20
Ward (Part) : C - Ward
CS No. : 1380

Photo ref. : BHUL/157/R-3/34/CHATURBHUIJ J.P.

1.0 DENOMINATION.

1.1 Name of premises : Chaturbhuj J.P. Dharamshala.
1.2 Earlier name :
1.3 Built in : 1933
Extension date (if any):

2.0 ACCESS.

2.1 Main : Panjrapol Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands in a narrow lane near CP Tank Road on a rectangular plot.

4.2 Architectural Description:

The building is a Dharamshala built in 1933 and shows varied architectural influences. The ground and three-storied façade of the building has a central chowk onto which overlook the verandahs. The entrance is defined with a foliated archway, which rests on semicircular pilaster. Above the archway is installed a bust of J.P. Dharamdas. On the upper floors of the bay the fenestrations chajja like projections, which are supported on stone brackets.. A continuous cornice runs across the façade at the base of the first floor. On the first floor, there are foot balconies, which have cast iron railings with wooden handrails. The railings show the Art Deco influence with its geometrical pattern. On the second floor, there are two balconies on either side of the entrance bay. The balconies are wooden floored and supported on decorative stone brackets. The fenestrations are rectangular with glass-panelled doors and have a small projecting border.

4.3 Value Classification : Architectural detailing.
Design and planning.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 21
Ward (Part) : C - Ward
CS No. : 978

Photo ref. : BHUL/138/R-1/29/POLICE RESIDENCE

1.0 DENOMINATION.

1.1 Name of premises : Police Residence
1.2 Earlier name :
1.3 Built in : 1905
Extension date (if any):

2.0 ACCESS.

2.1 Main : Ratanshi Champshi Marg
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential

3.2 Past : Residential

3.3 Usage : Residential

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Corner site at the junction of Kantilal Sharma Road and Ratanshi Champshi Marg

4.2 Architectural Description:

The ground and three storied building facade is an example of coursed stone masonry. The corners are accentuated with turrets, which give the building an impressive appearance. The façade is divided into four bays defined with semicircular arches of which one houses the wooden staircase. The openings on the ground floor are rectangular and have wooden panelled doors while the entrance has a jack arched opening. The second and third floors are defined with semicircular arches with rectangular openings. The corner is defined with turrets, which is capped with a bell tower like feature, with corners defined with stones projecting out. A circular opening adorns the turret.

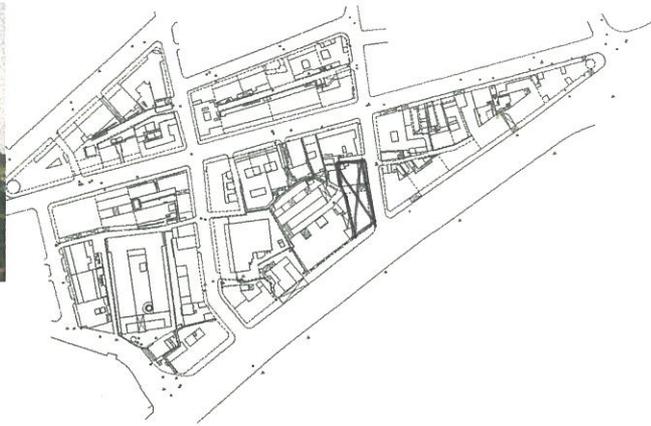
4.3 Value Classification : Architectural detailing.
Location.
Landmark.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 22
Ward (Part) : C - Ward
CS No. : 1008-1/1008

Photo ref. : BHUL/139/R-1/14/DWARKADAS

1.0 DENOMINATION.

1.1 Name of premises : Dwarkadas bldg 1&2
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Mangaldas Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Dwarkadas building stands on the corner plot at the junction of L.T. Marg and Mangaldas Road.

4.2 Architectural Description:

Typical vernacular style architecture with semicircular arched openings with decorative keystone. The balconies have teakwood floor and Mangalore tiled roofing. The opening to the balconies is rectangular camber arched with half louvered and half panelled shutters.

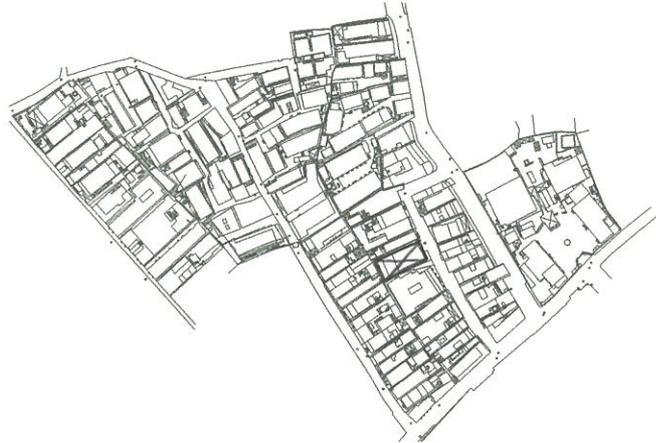
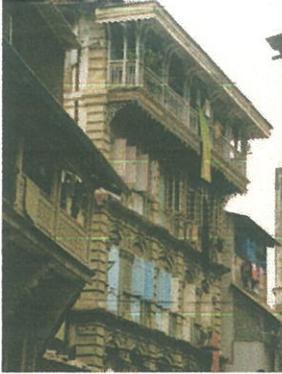
4.3 Value Classification : Architectural detailing.
Streetscape.
Location.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 23
Ward (Part) : C - Ward
CS No. : 2010

Photo ref. : BHUL/148/R-2/32/

1.0 DENOMINATION.

1.1 Name of premises :
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : J.S Seth Road.
2.2 Subsidiary : 2nd Fanaswadi Lane

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building is located on Dadi Seth Agiary lane in a narrow lane.

4.2 Architectural Description:

The ground and three storied building has segmental arched openings with fluted pilasters with Corinthian capitals. The arches have a defined keystone with floral pattern. A cornice runs at the base of the first and second floor. The windows on all the floors are full-length windows, which have ventilators with coloured glass, rectangular teakwood shutters. At the third floor, a continuous balcony is supported on cast iron brackets. The balcony has cast iron railings and rectangular wooden posts with a floral capital supporting the Mangalore tiled roof. The balcony has a decorative carved fascia board. The corner pilasters have plaster pointing.

- 4.3 Value Classification : Architectural detailing.
Architectural Style.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 24
Ward (Part) : C - Ward
CS No. : 1830

Photo ref. : BHUL/134/R-2/29/GANESH BHUVAN

1.0 DENOMINATION.

1.1 Name of premises : Ganesh Bhuvan
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : Dadi Seth Agiary Street
2.2 Subsidiary : Cavel Cross 2nd Lane.

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on corner site an the junction of a narrow lane.

4.2 Architectural Description:

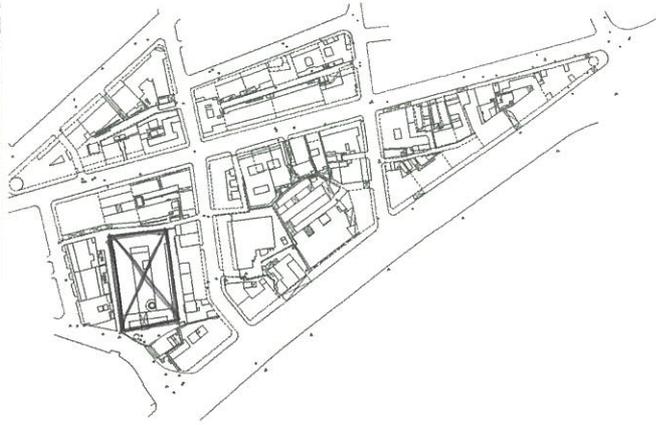
The building stands on the Dadi Seth Agiary Street. The ground and four storied building has basalt stone cladde façade while ground floor has stone pointing treatment. The front façade of the building is divided into three bays with a balcony like projection defined with jali work on the parapet wall. The central bay has a rectangular opening defined by a circular column supporting the chajja at the top. The corner pilasters have a plain base with a Corinthian capital. Addition of two balconies on the second floor is a major transformation insensitive to the facade of the building. The parapet wall on the terrace level is raised in order to accentuate the central bay.

- 4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 25
Ward (Part) : C - Ward
CS No. : 996

Photo ref. : BHUL/139/R-1/09/GEETA GRIHA

1.0 DENOMINATION.

1.1 Name of premises : Seth Jivraj Balukushi Bhatia Mahajan Wadi Geeta Griha
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Picket Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential
- 3.2 Past : Educational
- 3.3 Usage : Residential

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on Picket Road near the Small causes Court on a rectangular plot.
- 4.2 Architectural Description:
Teakwood framed structure now consolidated with steel members. The planning is an important feature of the building, which has a colonnaded mandapa, which is ground, and four storied residential blocks a school premise. The hall is basalt stone clad with vernacular architecture style
- 4.3 Value Classification : Architectural detailing.
Design and Planning.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 26
Ward (Part) : C - Ward
CS No. : 903

Photo ref. : BHUL/138/R-2/22/GHOPDAYA

1.0 DENOMINATION.

1.1 Name of premises : Ghopdaya Building
1.2 Earlier name :
1.3 Built in : 1806
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary : Old Post Office Lane.

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands in a narrow lane accessed from Kalbadevi Road.

4.2 Architectural Description:

The building stands on old post office lane. A central staircase leads to a passage with rooms on either side. The timber framed building with rooms on either side of the passage. The timber framed building with brick masonry has two fluted Corinthian pilasters, which stand on a stone base at the plinth level. The four-storied facade is divided into five bays with twin pilasters each with a Corinthian pilasters and a decorative base. The fenestrations are rectangular and have defined projection around them. On the third and fourth floor, the wooden floor balcony is projected and is supported with decorative teakwood brackets, which rest on the pilasters of the second floor. the balcony has decorative fascia boards and has cast iron railings and jhilmils with glass panels. The link holders are now used as potholders. On the side, the balconies are cantilever on all floors with rectangular openings with louvered and shuttered panels/ the roofing of the building is teakwood framed with Mangalore tiles.

4.3 Value Classification : Architectural detailing.
Individual.

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Common ref. No. :
Card no. : 27
Ward (Part) : C - Ward
CS No. : 968

Photo ref. : BHUL/138/R-2/18/HARROOM MANZIL

1.0 DENOMINATION.

1.1 Name of premises : Harroom Manzil
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on S. Gandhi Road besides Old Sitaram Building.

4.2 Architectural Description:

The building has a central entrance with a wooden staircase and cast iron railings. Decorative pilasters with plaster pointing define the central entrance bay. The pilasters are tapering at the top and end a Corinthian capital. A continuous cornice runs across the facade at the base of the first floor and parapet.

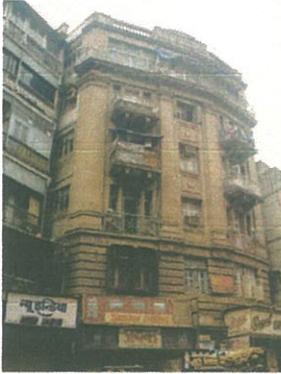
4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 28
Ward (Part) : C - Ward
CS No. : 1730

Photo ref. : BHUL/134/R-2/27/HEERA MAHAL

1.0 DENOMINATION.

1.1 Name of premises : Heera Mahal
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Dadi seth Agiary Street
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stand on Dadi seth Agiary Street on a corner plot at the junction of Dadi seth Agiary Street and Kalbadevi Road.

4.2 Architectural Description:

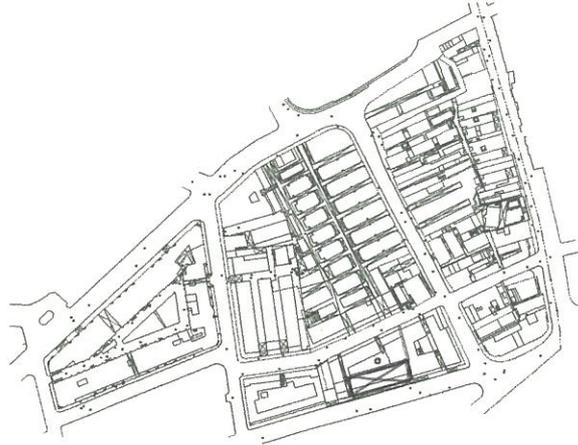
The ground and five storied building has a basalt stone cladded façade, which is divided, into three bays. The ground floor has a central rectangular entrance with shop fronts, which are hidden behind display boards. The first floor surface is defined with stone pointed. The fenestrations are simple rectangular twin windows with a plain cornice running at the top of the first floor. The second floor has foot balconies with cast iron railings .The openings of the balconies have recessed rectangular pilasters. The third and fourth floor has rectangular balconies with cast iron railings and supported by stone brackets. The central bay has rectangular twin windows. the pilasters on either side of the central bay has defined base and capital, with the lower part fluted. There is a defined cornice running along the entire facade, which supports the cast iron foot balcony on the top. The openings on the fifth floor are rectangular and run across the facade. The terrace floor has a parapet wall raised above to accentuate the corners and the central bay. There are RCC balusters in between the raised parapet walls.

4.3 Value Classification : Architectural detailing.
Architectural style.
Aesthetics.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 29
Ward (Part) : C - Ward
CS No. : 1036

Photo ref. : BHUL/131/R-1/23/JAI MAHAL

1.0 DENOMINATION.

1.1 Name of premises : Jai Mahal
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Lohar Chawl
2.2 Subsidiary : Kantilal Sharma Road

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :The building stands on Kitchen Garden lane near Sheikh Menon Street on a narrow rectangular plot.

4.2 Architectural Description:

Brick masonry clad with basalt stone, corner balconies projected on stone brackets, which have Gujarat architecture influence. The verandahs are closed to form individual balconies, which have transformed the entire character of the building. The balusters on the terrace floor are stone balusters with piers at regular intervals.

4.3 Value Classification : Architectural detailing.

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Common ref. No. :
Card no. : 30
Ward (Part) : C - Ward
CS No. : 1023

Photo ref. : BHUL/139/R-1/13/KERAWALA MANSION

1.0 DENOMINATION.

1.1 Name of premises : Kerawala Mansion
1.2 Earlier name :
1.3 Built in :
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on the corner plot at the junction of L.T Marg and Mangaldas Road. Building covers the entire plot.

4.2 Architectural Description:

Typical vernacular style architecture with semicircular arched openings with decorative keystone. Decorative pilasters accentuate the cornices of the building. Balconies are projected across the façade and are supported.

4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 31
Ward (Part) : C - Ward
CS No. : 1847

Photo ref. : BHUL/134/R-2/26/KILACHAND MANSION

1.0 DENOMINATION.

1.1 Name of premises : Kilachand mansion
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary :

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands at the corner plot of Kalbadevi Road and Cavel Cross 2nd lane.

4.2 Architectural Description:

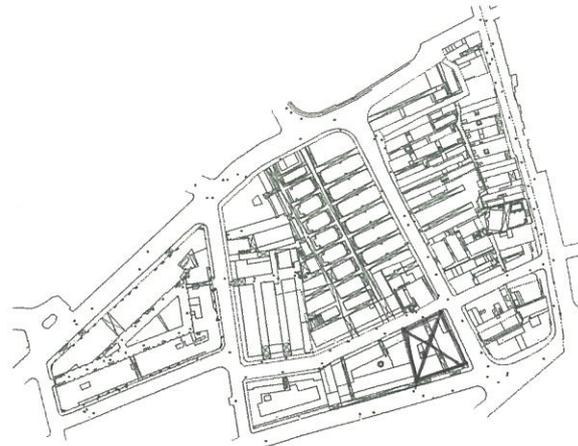
It is ground and four storied building which stands at the junction of Kalbadevi Road and Cavel Cross Street. The ground floors openings are spanned by semicircular openings with are hidden behind shop hoardings. The building has two entrances, one from Kalbadevi Road, and the other from Cavel Cross Street. The corner of the building is accentuated by rectangular balcony with rectangular opening defined by a grooved fringe at the top. The balcony has dressed stone slabs supporting it. The stone cladded facade has a defined cornice running across the entire facade of the building at the base of the third floor. Below the cornice, there is a continuous fringe of stuccowork. A simple cornice runs across at the base of parapet level. At the third floor corner, there is a foot balcony with a cast iron railing. The balcony is covered by sloping roof supported on wooden members. The parapet wall of the terrace is defined with stucco floral detailing. There is an addition on the third floor. The facade facing Kalbadevi Road is divided into three bays with the corner bays defined by rectangular openings with defined boundaries on the first and second floor. There are pilasters on either side of the bays defined with stone pointing. In the central bay, there are small foot balconies with cast iron railings. The openings are accentuated with a fringe at the top. All the fenestrations are rectangular with defined borders in stucco.

- 4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 32
Ward (Part) : C - Ward
CS No. : 1035

Photo ref. : BHUL/131/R-1/21/LALSING MANSING

1.0 DENOMINATION.

1.1 Name of premises : Lalsing Mansing
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kantilal Sharma Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stand on a rectangular narrow plot with it's longer side along Kitchen Garden Lane with similar buildings on either side.

4.2 Architectural Description:

Teakwood framed structure with wooden floors. Facade shows vernacular influence with detailed balconies having cast iron jalis and decorative teakwood handrails.

4.3 Value Classification : Architectural detailing.
Aesthetics.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 33
Ward (Part) : C - Ward
CS No. : 1159

Photo ref. : BHUL/132/R-2/38/LAXMI BAXSON

1.0 DENOMINATION.

1.1 Name of premises : Laxmi Baxson
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Vithalwadi
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :The rectangular plot houses the building facing the narrow street of Vithalwadi.

4.2 Architectural Description:

The ground and one storied building has a pediment at the top which rests on two corner pilasters. The pilasters are plain with a stepped capital. On the first floor, there are foot balconies with cast iron railings, which have an Art Deco influence. The fenestrations are rectangular with defined with small rectangular pilasters with a decorative capital.

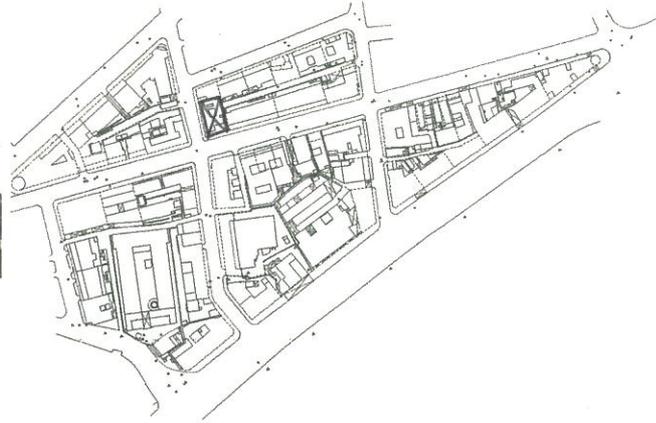
4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 34
Ward (Part) : C - Ward
CS No. : 1013

Photo ref. : BHUL/139/R-1/32/MANI BHUVAN

1.0 DENOMINATION.

1.1 Name of premises : Mani Bhuvan
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kantilal Sharma Road
2.2 Subsidiary : Pathakwadi

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Corner site at junction of Pathakwadi and Kantilal Sharma Road covering the rectangular site.

4.2 Architectural Description:

The three storied building has semicircular arches on the ground floor which is plaster pointed with a defined stone keystone. On the upper floors, the openings are rectangular with glass panelled and shuttered windows. The façade on both the sides is divided vertically by pilasters, which are fluted and have a Corinthian capital. The entrance bay, which houses the staircase, is defined by pilasters and divided by rectangular pilaster. Above the opening, there are three decorative symbols. At the terrace level, the parapet has RCC balustrades. The corners are defined with grooved pilasters.

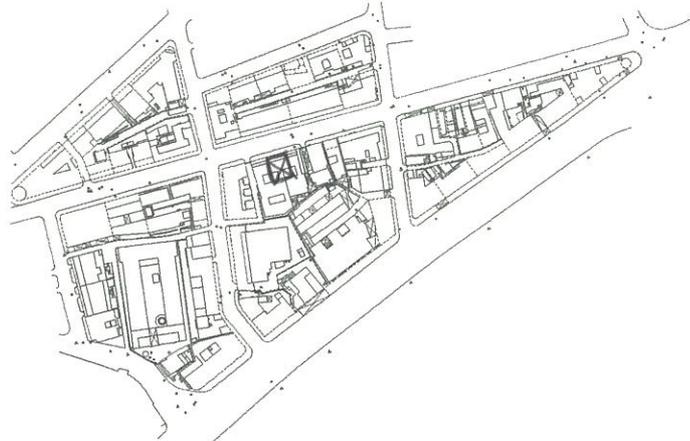
4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 35
Ward (Part) : C - Ward
CS No. : 992

Photo ref. : BHUL/139/R-1/30/MANOHAR

1.0 DENOMINATION.

1.1 Name of premises : Manohar Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Ratanshi Champshi Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on a corner plot opposite the police residence on Ratanshi Champshi Road.

4.2 Architectural Description:

Timber frame structure with semicircular arches with defined floral keystone. Cornices run across the façade. The fenestrations are semicircular arched on the second floor and rectangular on the third floor. The windows are defined with stuccowork border.

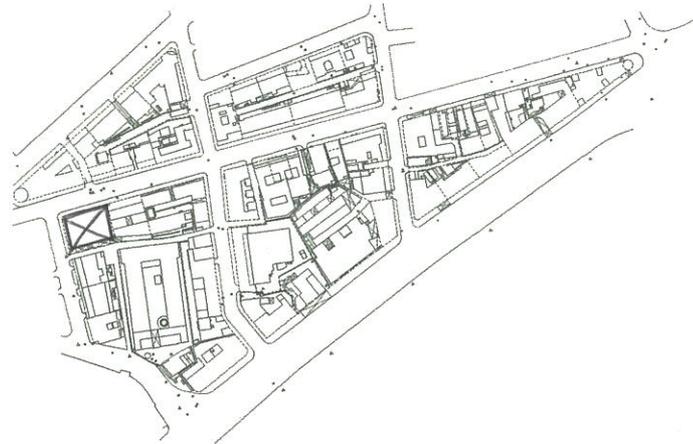
4.3 Value Classification : Architectural detailing.
Design and planning.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 36
Ward (Part) : C - Ward
CS No. : 1004

Photo ref. : BHUL/139/R-1/27/MASKATI MAHAL

1.0 DENOMINATION.

1.1 Name of premises : Maskati Mahal
1.2 Earlier name :
1.3 Built in : 1930-40
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kantilal Sharma Marg.
2.2 Subsidiary : Pathakwadi Road.

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Building stands on Kantilal Sharma Road covering the entire rectangular plot.

4.2 Architectural Description:

The building shows Art deco influence. The façade is divided by central staircase with balconies running across the façade on either side. The balconies curve near the staircase, thus accentuating the staircase block. The fenestrations are rectangular with glass panelled windows and doors. The entrance is accentuated with a projecting canopy. The building has a central chowk for lighting and ventilation.

4.3 Value Classification : Architectural detailing
Architectural Style.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 37
Ward (Part) : C - Ward
CS No. : 1876

Photo ref. : BHUL/134/R-2/24/MATUSHRI SUVRATABAI

1.0 DENOMINATION.

1.1 Name of premises : Matushri Suvartabai
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kalbadevi Road
2.2 Subsidiary :

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :The building stands on Kalbadevi Road on a narrow rectangular plot.

4.2 Architectural Description:

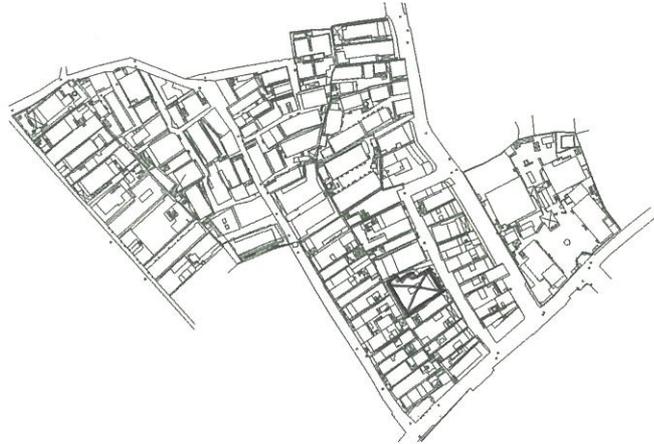
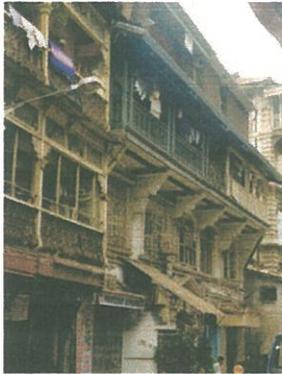
The building stands on a rectangular corner plot the building stands on a rectangular corner plot .The façade of the building is divided into two with the corner accentuated by plain stone cladded projecting pilasters with a plain capital. A continuous cornice runs at the base of the first floor and the parapet level. The openings on the ground floor are hidden behind hoardings. The facade has three windows on each floor of which one on the second floor are semicircular arched openings with a defined keystone and pilasters supporting the opening enclosed in a rectangular frame. The gap between the rectangular frame and the opening has a medallion motif. The windows on the third floor are rectangular and divided by two rectangular pilasters. There is stucco detailing done in gap between the fenestrations. The terrace parapet decorative balusters. There are foot-balconies on the second floor, which are supported on RCC bracket, which have stucco detailing. Below the foot balcony there is stucco motif. The corner bay has rectangular fenestrations with a balcony on the third floor supported on decorative RCC bracket with decorative pilasters.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 38
Ward (Part) : C - Ward
CS No. : 2011

Photo ref. : BHUL/148/R-2/30/MOTI

1.0 DENOMINATION.

1.1 Name of premises : Moti Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : J.S Seth Road.
2.2 Subsidiary : 2nd Fanaswadi Lane

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3.0 USE.

3.1 Present : Residential

3.2 Past : Residential

3.3 Usage : Residential

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :The building stands in a narrow lane near Dadi Shet Ajiary Lane

4.2 Architectural Description:

The ground and three storied building has a central the ground and three storied building has a central entrance accentuated with a pediment. The openings on the ground floor are rectangular with a camber-arched lintel and defined by a floral keystone at the top. The first floor has arched openings in the central bay and rectangular openings on either side. The second floor has continuous teakwood balconies supported by decorative wooden brackets placed at regular intervals. The balcony has teakwood railings and wooden posts supporting the Mangalore tile roof at the top. Addition of one floor on the terrace level, which is covered by asbestos sheets, supported with wooden members.

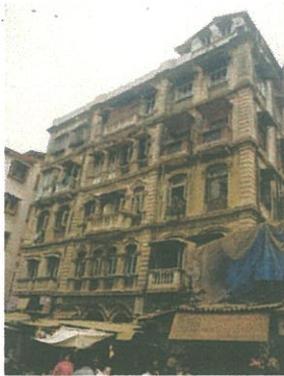
4.3 Value Classification : Architectural detailing.
Individual.

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Common ref. No. :
Card no. : 39
Ward (Part) : C - Ward
CS No. : 1721

Photo ref. : BHUL/150/R-2/34/MURARJI KANJI

1.0 DENOMINATION.

1.1 Name of premises : Murarji Kanji Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Dadi Seth Agiary Road
2.2 Subsidiary : Dr. Atmaram Merchant Road.

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The rectangular plot houses the building, which stands on Dr. Atmaram Merchant Road.

4.2 Architectural Description:

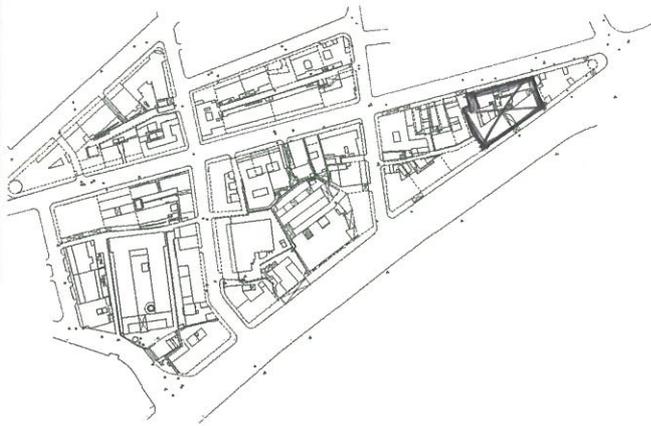
The ground and four-storeyed building has a façade divided in three bays, the central bay having three jack-arched openings. The openings on the ground floor are semicircular arched with defined keystone. The fenestrations are rectangular with glass-panelled shutters and have a defined keystone. The side bays have two openings spanned with a jack arch. The pilasters accentuating the corners are plaster pointed. A cornice runs across the entire facade of the building. The side bays have balconies on the first floor with RCC balustrades. There is a small balcony on the second floor, which has a floral base detailing. The corners are accentuated with motifs.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 40
Ward (Part) : C - Ward
CS No. : 1025

Photo ref. : BHUL/139/R-1/18/SARDAR GRIHA

1.0 DENOMINATION.

1.1 Name of premises : Sardar Griha
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Commercial

3.2 Past : Commercial

3.3 Usage : Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on L.T. Marg opposite Police Headquarters and besides Heera Building. The Building has two facades along L..T. Marg and the other along Kitchen Garden lane.

4.2 Architectural Description:

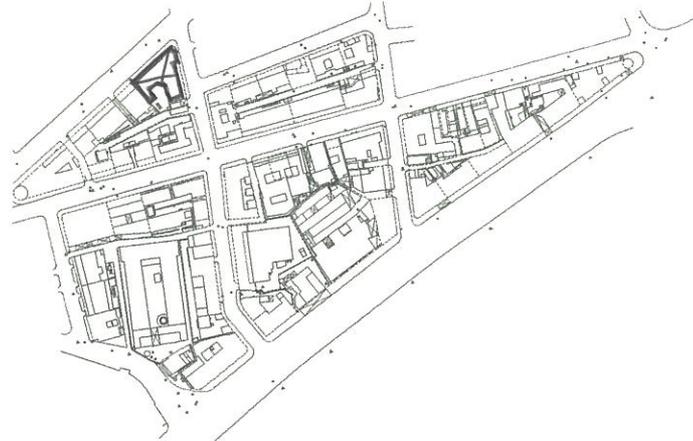
The ground and five-storeyed structure has semicircular arched openings with a decorative keystone. The corners are accentuated with pilasters, which end into pediment. The balconies are accentuated by pilasters, which end into pediment. The balconies have RCC balustrades. The entrance bay has a large semicircular arch, which is divided by two stone pilasters. The arch instead of a large keystone has a large floral stuccowork detailing. On the upper floors, the camber-arched openings are adorned by simple pilasters, which end into a Corinthian capital. Cantilevered balconies run across the entire length of the facade. Roofing is a Mangalore roof tiles with fascia board. Central entrance with single flight staircase opening into the Verandah overlooking the chowk.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 41
Ward (Part) : C - Ward
CS No. : 988

Photo ref. : BHUL/139/R-2/01/PERBHOY

1.0 DENOMINATION.

1.1 Name of premises : Perbhoy Building
1.2 Earlier name :
1.3 Built in : 1900-10
Extension date (if any):

2.0 ACCESS.

2.1 Main : Shamaldas Gandhi Marg
2.2 Subsidiary : Pathakwadi

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : Perbhoy building is located on Shamaldas Gandhi Marg on a corner triangular plot.

4.2 Architectural Description:

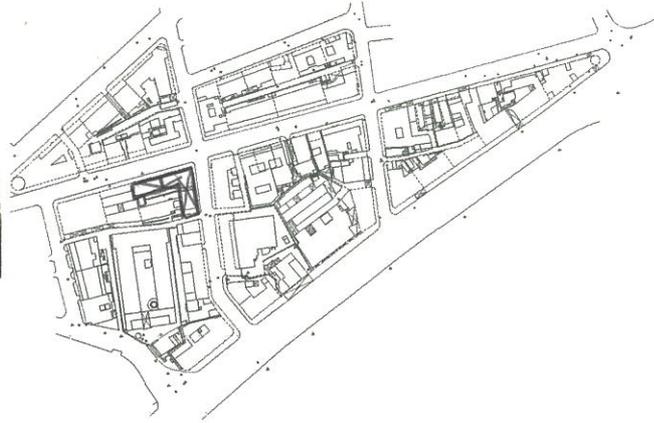
Corner building with accentuated corners with the parapet level raised at the corners. The building has a central entrance. The façade has a central entrance with openings spanned by semicircular arches on the first floor defined with a keystone. The openings on the upper floors are rectangular on the second floor and semicircular openings on the third floor. A cornice runs at the base of the second floor. The entrance bay is defined with semicircular arches on the second floor. The corner façade can be divided into three bays with semicircular arches on projecting out with recessed semicircular arches. The semicircular opening is divided with plain pilasters which rest on rectangular base and end into an Ionic order capital. A cornice runs at the base of third floor.

- 4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 42
Ward (Part) : C - Ward
CS No. : 990

Photo ref. : BHUL/139/R-1/28/TAVAWALA

1.0 DENOMINATION.

1.1 Name of premises : Tavawala Building
1.2 Earlier name :
1.3 Built in : 1909
Extension date (if any):

2.0 ACCESS.

2.1 Main : Kantilal Sharma Marg.
2.2 Subsidiary :

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building is located Kantilal Sharma Road in a crowded locality.

4.2 Architectural Description:

The building is located on a rectangular plot with three staircases, one from Kantilal Sharma Marg, one from Pathakwadi, and the other is an internal staircase. The building has an internal chowk with a continuous verandah overlooking the chowk. The façade has semicircular openings on the ground floor, jack arched windows on the second floor and rectangular windows on the first and third floor. The windows have stuccowork and a projecting keystone. Stucco pilasters with Corinthian capitals divide the façade vertically. A continuous cornice runs at the base of the first and fourth floor.

- 4.3 Value Classification : Architectural detailing.
Individual.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 43
Ward (Part) : C - Ward
CS No. : 967

Photo ref. : BHUL/138/R-2/17/OLD SITARAM

1.0 DENOMINATION.

1.1 Name of premises : Old Sitaram
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on a rectangular plot with its main entry along S. Gandhi Road besides Gold Mohur Building and Harroom Manzil.

4.2 Architectural Description:

The façade has arched openings on the ground floor with a defined keystone. The building has a central entrance with a pediment (not complete) and the openings spanned with jack arches. The first floor has camber arches with small keystones. A cornice runs above the windows. The bays on either side of the staircase are identical and have arched windows on the upper floors with glass ventilators and shuttered and panelled windows. The staircase shaft is projected out and have features like a "jharokha". Different patterns of jalis adorn the openings. The boundary of the windows is defined with projecting stuccowork with floral detailing. The corners of the building have pointing with accentuated and continuous cornice with small bracket like projections.

4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 44
Ward (Part) : C - Ward
CS No. : 430

Photo ref. : BHUL/141/R-2/08/REGION

1.0 DENOMINATION.

1.1 Name of premises : Region Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
3.2 Past : Residential Commercial
3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on Shamaldas Gandhi Marg besides Deoji Kanji building and T.B. clinic.

4.2 Architectural Description:

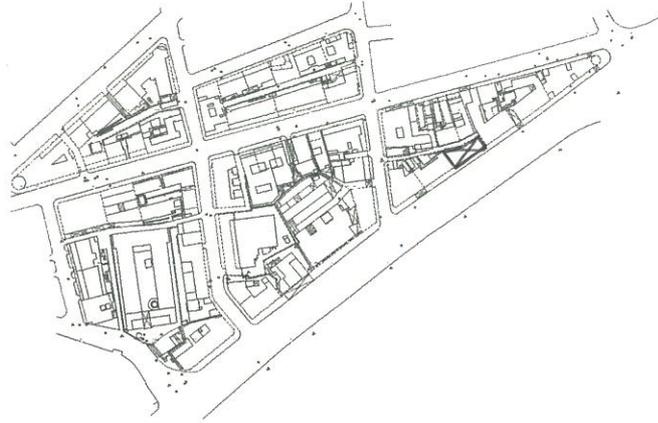
The façade is basalt stone cladded and is symmetrical with two identical bays on either side of the central bay. The staircase is housed in the corner bay, which has a semicircular arch spanning the opening with decorative floral fringes. The windows are rectangular with a decorative keystone and stuccowork boundary around the window. Pilasters run from second floor to the third floor. The central bay has rectangular openings with panelled shutters and defined keystone. The roofing is timber roofing with Mangalore tiles.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 45
Ward (Part) : C - Ward
CS No. : 1023

Photo ref. : BHUL/139/R-1/16/SARASWATI BHUVAN

1.0 DENOMINATION.

1.1 Name of premises : Saraswati Bhuvan
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands on a rectangular plot on L.T. Road besides Nasreena Mansion.

4.2 Architectural Description:

The façade of the building can be divided into three bays with a central entrance with alternate openings spanned by rectangular openings with a pediment and semicircular openings on the central bay. The corner bays have semicircular openings with rectangular stucco border. The openings on the third floor are rectangular with abutments, alternate camber and half pedimented openings. The planning is simple with a single flight staircase with a passage.

4.3 Value Classification : Architectural detailing.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 46
Ward (Part) : C - Ward
CS No. : 1781

Photo ref. : BHUL/134/R-2/28/NARAYAN NIWAS

1.0 DENOMINATION.

1.1 Name of premises : Narayan Niwas
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Dadi Seth Agiary Street
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Corner site at the junction of Dadi Seth Agiary Street and Cavel Cross Lane no 2.

4.2 Architectural Description:

The building stands on the Dadi Seth Agiary Street. The ground and four-storied building with each floor defined with a plain cornice. The corners of the building are accentuated by plaster pointing. The fenestrations on all the floors are full-length windows defined with segmental arch at the top. The windows have lower panelled shutters, and top glass panelled wooden shutters. The corners of the building have plaster pointed pilasters. A cornice runs across at the parapet level.

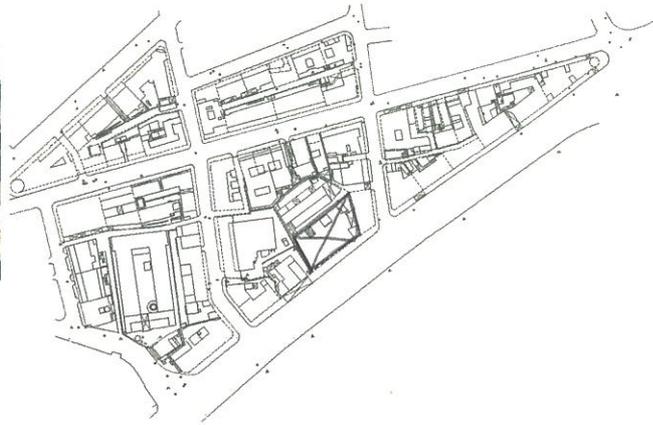
4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 47
Ward (Part) : C - Ward
CS No. : 1007

Photo ref. : BHUL/139/R-1/12/YUSUF MANSION

1.0 DENOMINATION.

1.1 Name of premises : Yusuf Mansion
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Commercial

3.2 Past : Commercial

3.3 Usage : Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :The building stands on L.T. Marg besides Tyabji building and Dwarkadas Building.

4.2 Architectural Description:

Vernacular influence with balconies having jalis, jhilmils and teakwood brackets supporting the balconies. The jack arches openings have rectangular framed louvered doors.

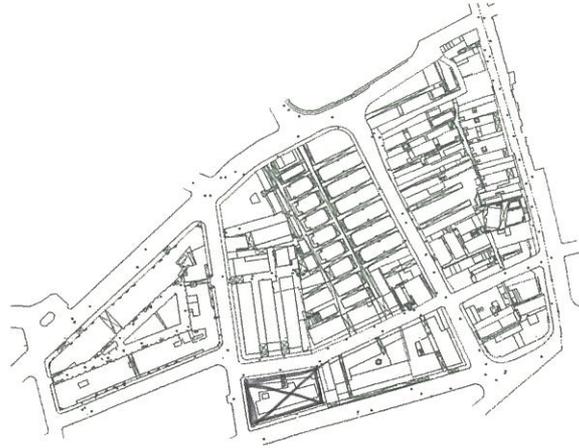
4.3 Value Classification : Architectural detailing.
Location.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 48
Ward (Part) : C - Ward
CS No. : 1/1036-1/1037

Photo ref. : BHUL/131/R-1/26/SHREEJI BHUVAN

1.0 DENOMINATION.

1.1 Name of premises : Shreeji Bhuvan
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Sheikh Menon Street.
2.2 Subsidiary : Kantilal M Sharma Road

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3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : Corner plot on Junction of Kantilal M Sharma Road and Kantilal M Sharma Road.

4.2 Architectural Description:

The corner site of the building has a central chowk with rooms overlooking the chowk. The three-storeyed building shows Gujarat style architectural influence in its balconies with the floral patterned brackets. The stone clad facade on Kantilal Sharma Marg has two identical balconies on the second floor at the corners with the central continuous verandahs on all floors, which are now closed completely. The fenestrations are rectangular openings with foot balconies with cast iron railings on the first floor. On the second floor above the window, stucco projection in a semicircular form adorns the window. Addition on the terrace floor level is totally insensitive of the building. A continuous cornice runs across the facade at the base of the first floor. The balustrades on the terrace level are stone balusters with piers at regular intervals. On the sides facade the fenestrations are jack arched with defined arches.

- 4.3 Value Classification : Architectural detailing.
Individual.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 49
Ward (Part) : C - Ward
CS No. : 2/430

Photo ref. : BHUL/141/R-2/10/T.B. CLINIC

1.0 DENOMINATION.

1.1 Name of premises : T.B. Clinic
1.2 Earlier name :
1.3 Built in : 1915
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Public

3.2 Past : Public

3.3 Usage : Public

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on Shamaldas Gandhi Road besides Region Building and Bhatia Building.

4.2 Architectural Description:

The building has a jack-arched entrance which projects out and have brackets. Jack arches with keystone and chajja supported by decorative brackets span the windows. The central bay has a jack arched opening with keystone. The roof is RCC slab on the terrace floor with a RCC sloping slab on the additional room built by covering a portion of the terrace.

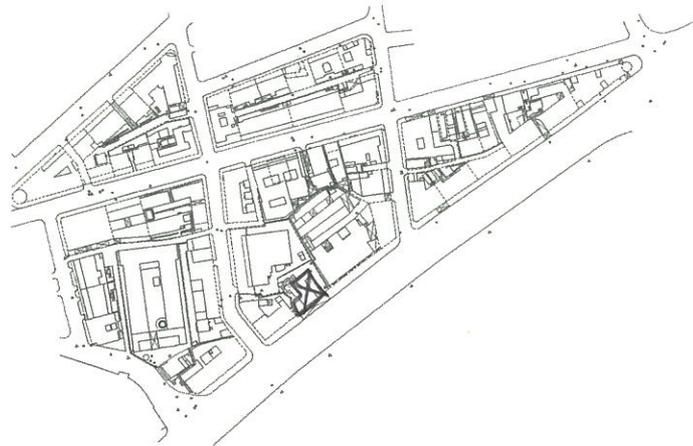
4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 50
Ward (Part) : C - Ward
CS No. : 1/10001

Photo ref. : BHUL/139/R-1/11/TYABJI

1.0 DENOMINATION.

1.1 Name of premises : Tyabji Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building is located along L.T. Marg besides Yusuf Building and Carmellos building.

4.2 Architectural Description:

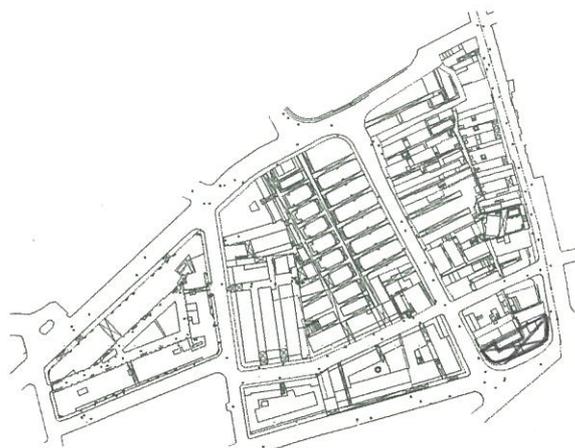
The building stands on a rectangular plot. The asymmetrical with the two bays of which one houses the staircase. The façade has plaster-pointing treatment and fluted ionic columns divide the façade. The fenestrations are rectangular with a central keystone. The roofing is sloping with Mangalore tiles. Vernacular influence seen on verandahs on all floors with jhilmils and cast iron jalis. The transoms of the windows are detailed. The roofing is of Mangalore tiles on wooden frame with a dormer projection in the roof.

- 4.3 Value Classification : Architectural detailing.
Architectural style.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 51
Ward (Part) : C - Ward
CS No. : 1028

Photo ref. : BHUL/131/R-1/22/UMRIGAR

1.0 DENOMINATION.

1.1 Name of premises : Umrigar Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building stands opposite Police headquarters Building on L.T. Road on a plot with a curved façade.

4.2 Architectural Description:

Corner building with corners accentuated with pediments and pilasters. The ground floor openings spanned with semicircular openings. Central entrance with louvered windows. The surface is plaster pointed with the openings detailed in the form of pointed voussours.

4.3 Value Classification : Architectural detailing.
Landmark.
Location.

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Common ref. No. :
Card no. : 52
Ward (Part) : C - Ward
CS No. : 417

Photo ref. : BHUL/141/R-2/14/WADIA

1.0 DENOMINATION.

1.1 Name of premises : Wadia Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary :

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3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located besides Wadia Ateeshbehran Agiary on Shamaldas Gandhi Marg.

4.2 Architectural Description:

Entrance to the building is through a compound gate, which leads to the staircase lobby. The stone cladded façade has vernacular influence seen on the balconies and decorative jhilmils above the transom. The balcony on the topmost floor is covered by a lean to roof on the fifth floor. To the left of the building is an open space covered by a gateway, which now houses a shop.

4.3 Value Classification : Architectural detailing.
Architectural Style.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 53
Ward (Part) : C - Ward
CS No. : 966

Photo ref. : BHUL/138/R-2/15/SETHNA

1.0 DENOMINATION.

1.1 Name of premises : Sethna Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on the junction of S. Gandhi Road and J.S.S. Road on a corner plot.

4.2 Architectural Description:

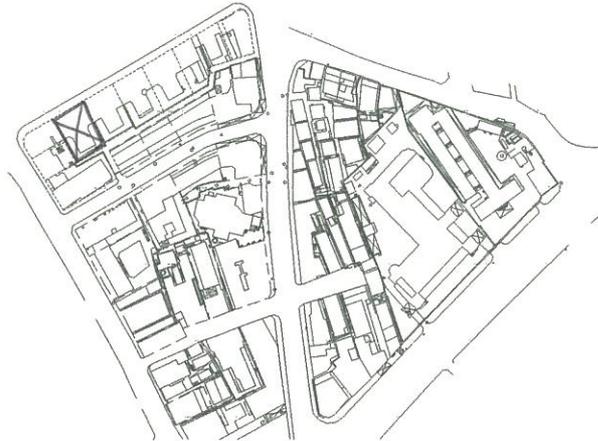
The main entrance is from S Gandhi Road on a rectangular plot, which houses the staircase along with a lift shaft in its wide well. The façade has a central entrance with a small doorway, which resembles the entrance of a Wada. The openings on the ground floor are separated by pilasters clad with stone, which are hidden behind the hoardings. Balconies on the upper floor are supported on RCC brackets and have RCC balustrades.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 54
Ward (Part) : C - Ward
CS No. : 4374

Photo ref. : BHUL/140/ / /ANANT

1.0 DENOMINATION.

1.1 Name of premises : Anant Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on S. Gandhi Road on a rectangular plot.

4.2 Architectural Description:

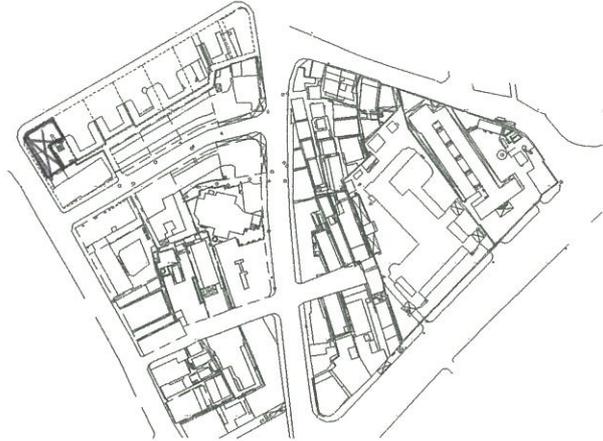
The teakwood-framed structure has façade divisible into three bays with a central entranceway by stone clad pilasters. The side bays have balconies with cast iron railing on all floors. The doors are recessed. The pilasters running up to the first floor are fluted pilasters. The side bays have different geometric cast iron railings on each floor. The last floor has been added later, which has a simple parapet wall.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 55
Ward (Part) : C - Ward
CS No. : 1/4374

Photo ref. : BHUL/140/ / /BOKADIA

1.0 DENOMINATION.

1.1 Name of premises : Bokadia Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg
2.2 Subsidiary :

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3.0 USE.

- 3.1 Present : Residential Commercial
3.2 Past : Residential Commercial
3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on S. Gandhi Marg on a corner plot.

4.2 Architectural Description:

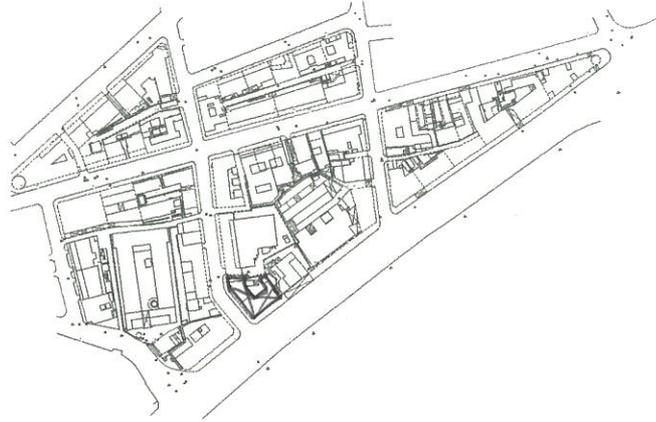
Corner building with corners accentuated with cast iron railings on foot balconies. The basalt stone cladded façade has cornices running across the façade while pilasters divide the façade vertically. RCC brackets support the balconies on the first floor. There are two entrances to the building, one on either side of the façade. The balconies on all the floors have cast iron railings, which show the art deco influence. The teakwood staircase has a decorative cast iron newel post. A continuous cornice runs at the base of second and fourth floor. The corner façade is divided into three bays having pilasters and a balcony on the first and second floor. The corner bays of the first and second floor have cast iron foot balconies. A continuous balcony runs at the base of fifth floor. The parapet level is raised above to accentuate the corner façade.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 56
Ward (Part) : C - Ward
CS No. : 1000

Photo ref. : BHUL/139/ / /CARMELLOS

1.0 DENOMINATION.

1.1 Name of premises : Carmellos Building
1.2 Earlier name : Indian Life Building
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : L.T. Road
2.2 Subsidiary :

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located in L .T. Marg near Tyabji Building.

4.2 Architectural Description:

The façade has continuous balconies with semicircular arches on the ground floor with defines keystone. The entrance has small projection above the arch which projects out. The corners have semicircular arch flanking the upper floors while a pediment adorns the ground floor. The windows are rectangular while the pilasters at the corners are pointes. Roofing is timber framed with Mangalore tiles.

4.3 Value Classification : Architectural detailing.
Location.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025

Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMR- HERITAGE CONSERVATION SOCIETY.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 57
Ward (Part) : C - Ward
CS No. : 341

Photo ref. : BHUL/141/ / /CHATURBHUJ JEEVANDAS

1.0 DENOMINATION.

1.1 Name of premises : Chaturbhuj Jeevandas Building
1.2 Earlier name :
1.3 Built in : 1921
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building is located on Shamaldas Gandhi Road on a rectangular plot besides May Building.

4.2 Architectural Description:

The building has a rectangular plan with a large entrance lobby housing a wooden dogleg staircase with a big well. The staircase has a decorative newel post and simple balustrades with railings. The landing opens into a balcony projection on the main facade. The stringer beam is decorative. The main facade of the building has five bays with a central entrance. The openings on the ground floor have semicircular arched openings on the ground floor with a defined keystone. The floors have small balconies on all floors with decorative balustrades showing the Art Deco influence supported by RCC balustrades. The balconies are accentuated with pilasters on both sides. The cornice runs continuously on the first floor base. The arched openings on the ground floor accommodate the hoardings of the shops. Two lantern holders on either side of adorn the corner bays.

- 4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 58
Ward (Part) : C - Ward
CS No. : 1/338

Photo ref. : BHUL/141/ / /GUZDER

1.0 DENOMINATION.

1.1 Name of premises : Guzder Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located near Chandanwadi on Shamaldas Gandhi Marg besides May building.

4.2 Architectural Description:

The building stands on a corner site. The timber framed structure has a central entrance. The central and corner portions of the façade are accentuated with balconies supported on wooden brackets. The corner of the building has stone brackets supporting the balconies.

4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 59
Ward (Part) : C - Ward
CS No. : 1868

Photo ref. : BHUL/134/ / M.J.

1.0 DENOMINATION.

1.1 Name of premises : M.J. Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : Vithalwadi
2.2 Subsidiary :

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298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

- 3.1 Present : Residential Commercial
- 3.2 Past : Residential Commercial
- 3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

- 4.1 Townscape : The building stands on a narrow plot on Vithalwadi lane near Mulji Jetha Market.

4.2 Architectural Description:

The ground and floor storied building has a three bay façade with semicircular arches on the ground floor with defined plaster pointed pilasters. The arches have defined keystone at the top. Each arch is defined with a rectangular border and the gap between the arch and the rectangular border is filled with floral motifs. A continuous defined cornice that runs along the entire facade on all the sides. The first floors corner bays are defined with plaster pointed pilasters on the both the sides with defined capital. The corner bays have semicircular openings with semicircular glass panelled ventilator , and glass panelled teakwood window in the middle portion and the lower portion having RCC balusters. There are small cylindrical columns with defined Corinthian capitals on either side of the windows. The pilasters running from floor to floor support the cornice. The fenestrations on the second floor are rectangular with pediment. A balcony is supported on decorative brackets, which have with decorative balusters. The fenestrations on the third floor are rectangular with pediments, while the windows on the fourth floor have jack arches with a projecting stucco pattern. A decorative cornice runs at the parapet level.

- 4.3 Value Classification : Architectural detailing.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 60
Ward (Part) : C - Ward
CS No. : 338

Photo ref. : BHUL/141/ / MAY

1.0 DENOMINATION.

1.1 Name of premises : May Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on Shamaldas Gandhi Marg besides Guzder building .

4.2 Architectural Description:

The building has a square plan with entrance on the side façade and a rear open space. The entrance lobby houses the wooden staircase with floral pattern balustrades. The building has a large central chowk, which gives light and ventilation to the rooms, which overlook it. The façade has four bays with the central bay having a large pediment supported by Ionic order pilasters on either side. which are continued on the upper floors and end into Corinthian capital on the upper floors supporting a pediment housing an arch. The pediments are decorative. The fenestrations are rectangular enclosed in jack arched windows on the upper floors. The windows are defined with a stucco border.

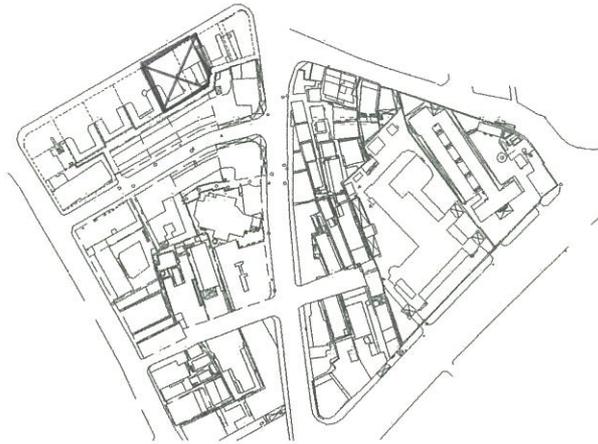
4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025

Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 61
Ward (Part) : C - Ward
CS No. :

Photo ref. : BHUL/140/ / M.J.

1.0 DENOMINATION.

1.1 Name of premises : M.J. Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on Shamaldas Gandhi Road besides V.K. Building.

4.2 Architectural Description:

The basalt stone cladded surface has five bays with the central entrance bay. Semicircular arches with defined keystone span the openings on the ground floor. A cornice runs at the base of the second floor. The balconies with teakwood members are supported by RCC brackets, which have pilasters on either side of the balconies. On the first floor runs a continuous cast iron railing balcony. The roofing is of Mangalore tile roofing on teakwood frame members.

4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 62
Ward (Part) : C - Ward
CS No. : 345

Photo ref. : BHUL/141/ / MOHD. ALI MANSION

1.0 DENOMINATION.

1.1 Name of premises : Mohd. Ali Mansion
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
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Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : The building is located on Shamaldas Gandhi Marg besides Engineer Building.

4.2 Architectural Description:

Entrance of the building is from S Gandhi Road. The building has a bay that houses the staircase, which have arched windows on the first floor and rectangular windows on the upper floors, defined with stone pilasters and decorative transoms. The façade is stone cladded and divided into three bays. The facade on S. Gandhi Marg has stone cladding done with pointing and have stucco pilasters. The windows are segmental arched with a central keystone. The facade on the junction of S Gandhi Marg and Jagannath Shankar Seth Road have twin windows forming bay of jack arched windows .The balconies are consolidated and have stucco work at the base in the form of medallions. The corner is accentuated with a balcony supported on brackets.

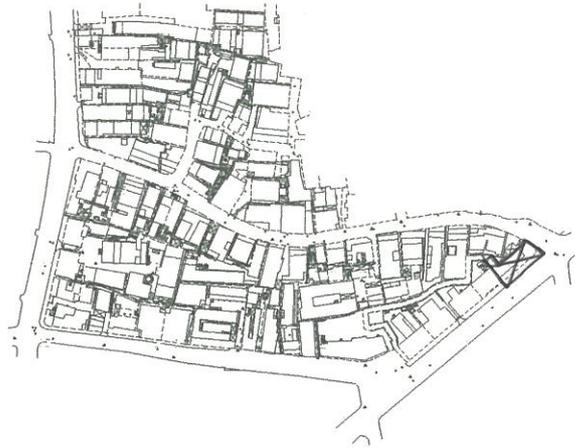
4.3 Value Classification : Architectural detailing.
Streetscape.
Location.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 63
Ward (Part) : C - Ward
CS No. :

Photo ref. : BHUL/137/ / /SARAF MANSION

1.0 DENOMINATION.

1.1 Name of premises : Saraf Mansion
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S. Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
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Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape :

4.2 Architectural Description:

4.3 Value Classification : Architectural detailing.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 64
Ward (Part) : C - Ward
CS No. : 343
Photo ref. : BHUL/141/ / /PRINCESS

1.0 DENOMINATION.

1.1 Name of premises : Princess Building
1.2 Earlier name :
1.3 Built in : 1900's
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

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Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Residential Commercial

3.2 Past : Residential Commercial

3.3 Usage : Residential Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Located on a rectangular plot on Shamaldas Gandhi Road .

4.2 Architectural Description:

The entrance is from a central bay which house the doglegged staircase and newel post. The mid-landing opens into the windows. A separate lobby for each house along with the main lobby has been provided and defined with an arched opening. The five bay façade has rectangular openings with plain pilasters. The ground floor has arched openings with plaster pointing. A cornice runs across the facade at the second floor level, which merges, into the second floor balconies, which have decorative floral patterns, and cast iron balconies. The balconies on the third and fourth floor have jhilmils above the transom level. The roofing is of Mangalore tile roof.

4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025

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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.



Common ref. No. :
Card no. : 65
Ward (Part) : C - Ward
CS No. : 342

Photo ref. : BHUL/141/ / /SIDHWA

1.0 DENOMINATION.

1.1 Name of premises : Sidhwa building
1.2 Earlier name :
1.3 Built in : 1915
Extension date (if any):

2.0 ACCESS.

2.1 Main : S Gandhi Marg.
2.2 Subsidiary :

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
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DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

3.0 USE.

3.1 Present : Commercial

3.2 Past : Commercial

3.3 Usage : Commercial

4.0 SIGNIFICANCE AND VALUE CLASSIFICATION.

4.1 Townscape : Located on a rectangular plot on Shamaldas Gandhi Road, the building stands besides Chaturbhuj Jeevandas building.

4.2 Architectural Description:

The main entrance is from S Gandhi Road on a rectangular plot. The entrance has lobby with decorative mosaic flooring and dado of glazed tiles. The staircase has a decorative newel post. The façade has five bays with a central bay with a pediment at the top clad with stone. The rectangular windows with keystone are defined with projecting stuccowork. A continuous cornice runs across the facade at the parapet level, which is bracketed. The corner bays have foot balconies defined with projections and held together by a semicircular arch recessed with a projecting.

4.3 Value Classification : Architectural detailing.
Streetscape.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

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PLAN OF 'C' WARD LIMIT

NORTH

DWG # - 1

**DELINEATION AND RECONNAISSANCE SURVEY
OF 'C' WARD LIMITS, MUMBAI.**

THE DESIGN CELL,
ACADEMY OF ARCHITECTURE,
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
MUMBAI 400025. Tel.: 4301024 / 4301724.
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FIGURE GROUND PLAN
NORTH
DWG # - 2

**DELINEATION AND RECONNAISSANCE SURVEY
OF 'C' WARD LIMITS, MUMBAI.**

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE.
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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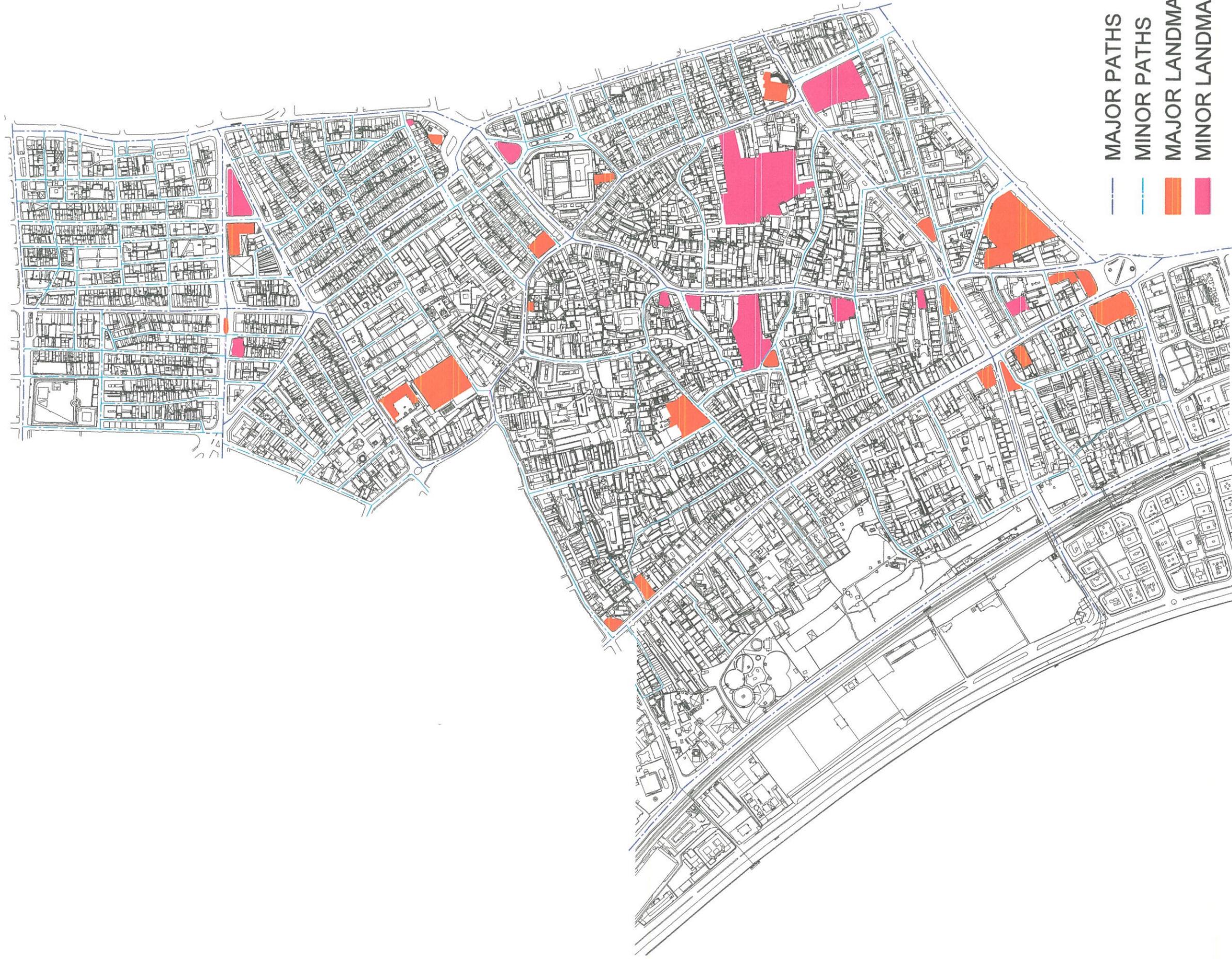
- MAJOR NODES
- MINOR NODES
- EDGE OF THE WARD



EDGES AND NODES
NORTH
DWG # - 3

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE.
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
MUMBAI 400025. Tel.: 4301024 / 4301724.
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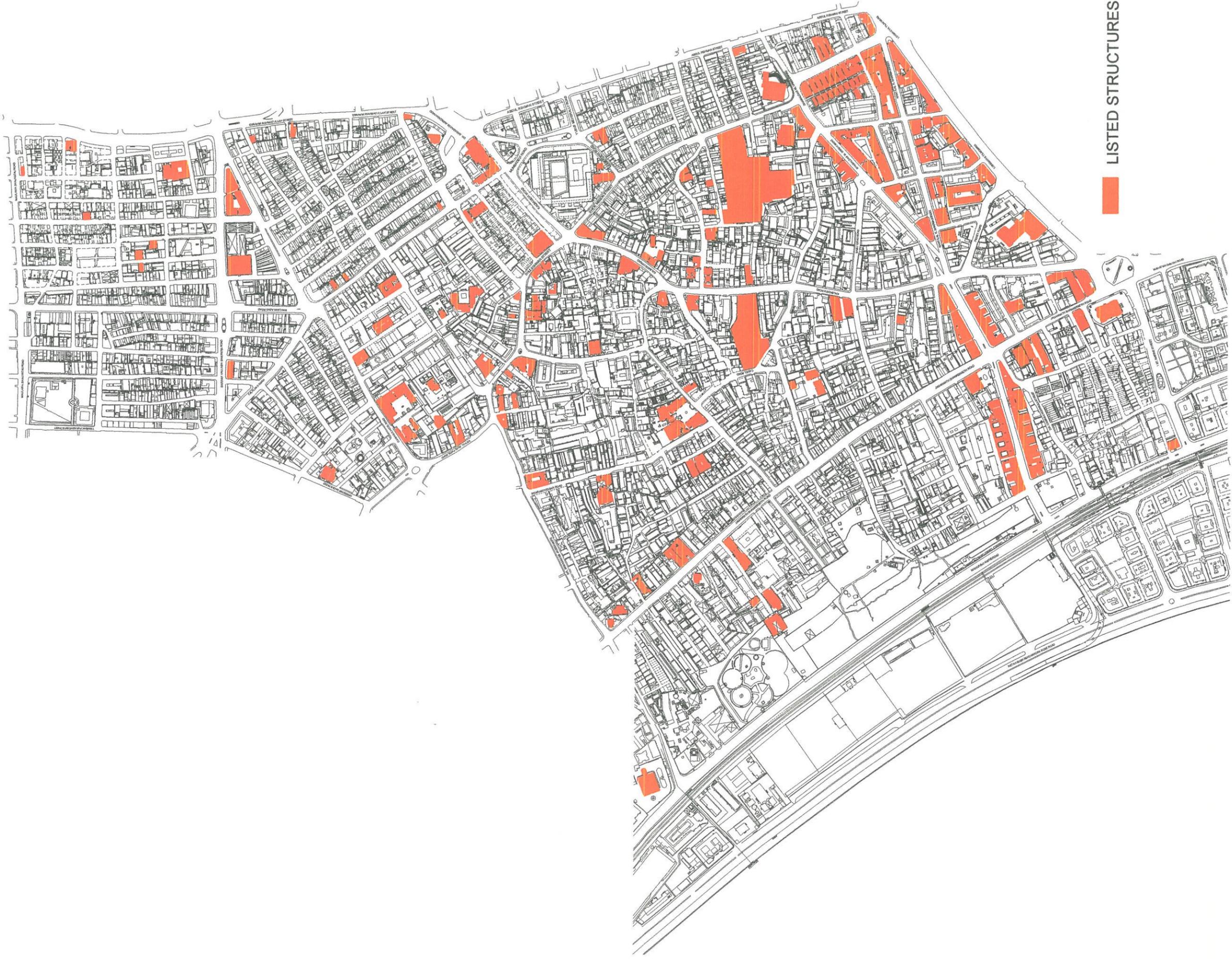
- MAJOR PATHS
- MINOR PATHS
- MAJOR LANDMARKS
- MINOR LANDMARKS



LANDMARKS AND PATHS
NORTH
DWG # - 4

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE.
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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← NORTH
LISTED STRUCTURES
PROPOSED AND EXISTING
DWG # - 5

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL,
ACADEMY OF ARCHITECTURE,
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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- INSTITUTION BUILDINGS
- IMPORTANT STRUCTURES

RECONNAISSANCE



NORTH

DWG # - 6

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE.
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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DEMOLISHED AND REDEVELOPED STRUCTURE



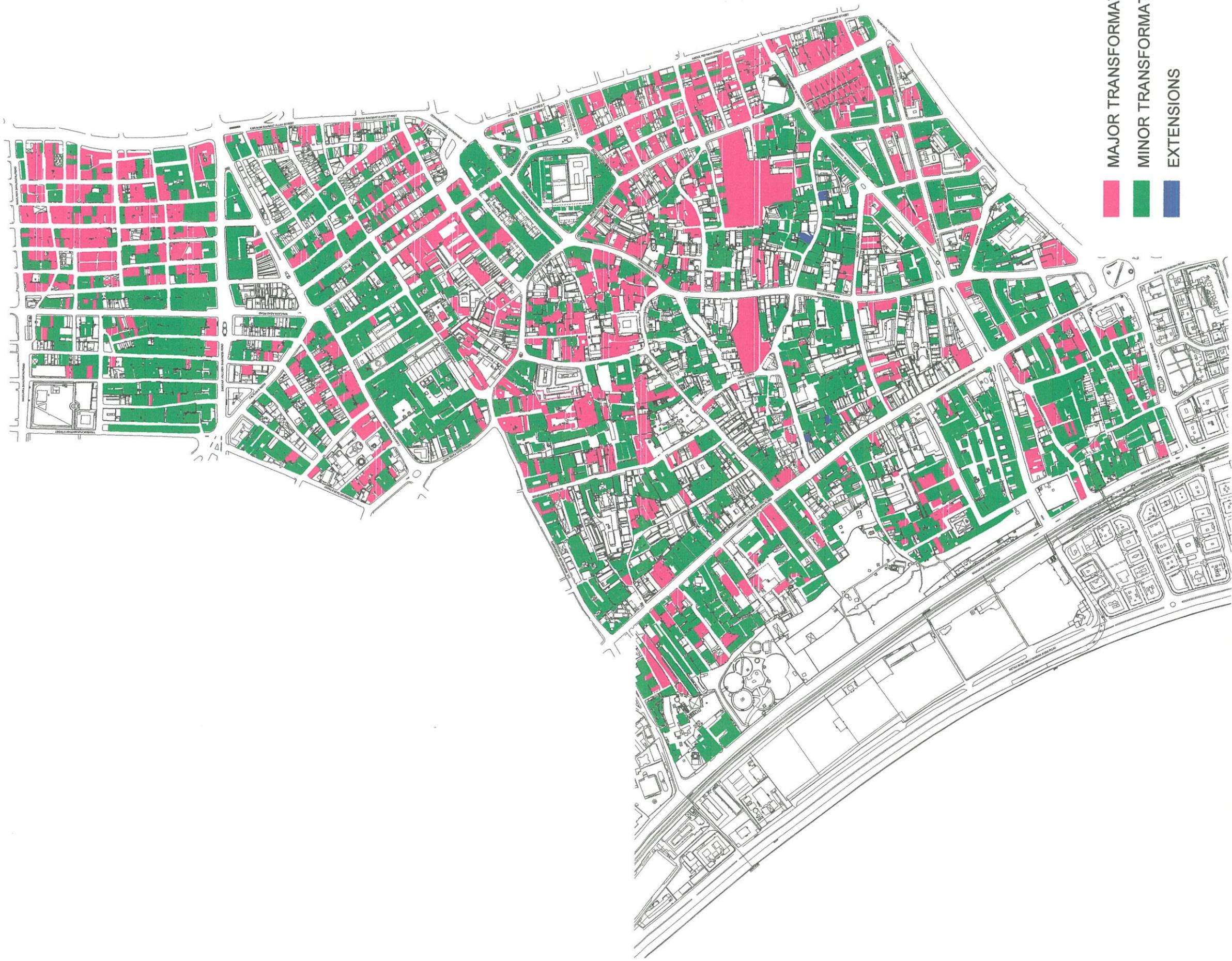
RECONNAISSANCE

NORTH

DWG # - 7

**DELINEATION AND RECONNAISSANCE SURVEY
OF 'C' WARD LIMITS, MUMBAI.**

THE DESIGN CELL,
ACADEMY OF ARCHITECTURE,
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
MUMBAI 400025. Tel.: 4301024 / 4301724.
Email.: aarach@bom5.vsnl.net.in
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- MAJOR TRANSFORMATION
- MINOR TRANSFORMATION
- EXTENSIONS

RECONNAISSANCE

NORTH

DWG # - 8

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL,
ACADEMY OF ARCHITECTURE,
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
MUMBAI 400025. Tel.: 4301024 / 4301724.
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- MAJOR FACADE ALT. WITH MINOR TRANS. INSIDE
- MINOR FACADE ALT. WITH MAJOR TRANS. INSIDE
- ADDITIONAL FLOORS

RECONNAISSANCE
NORTH
DWG # - 9

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD LIMITS, MUMBAI.

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE.
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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- DILAPIDATED STRUCTURES
- DEMOLISHED STRUCTURES
- CLOSED STRUCTURES

RECONNAISSANCE

NORTH

DWG # - 10

**DELINEATION AND RECONNAISSANCE SURVEY
OF 'C' WARD LIMITS, MUMBAI.**

THE DESIGN CELL.
ACADEMY OF ARCHITECTURE
278, SHANKAR GHANEKAR MARG, PRABHADEVI,
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