

	Common Ref. No.:	<p style="text-align: center;">SARDAR VALLABHBHAI PATEL MARG</p> 
	Card No.: D-1	
	Ward (Part): D-IV	
	CS No.: 1354	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\Arya Bhavan	

1.0	Denomination		
1.1	Name of Premises	Arya Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th Century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sardar Vallabhbhai Patel Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential, Commercial, Institutional	
4.2	Past	Residential	
4.3	Usage	Regular residential, commercial and institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a busy street front of Sardar Vallabhbhai Patel Marg near Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	One of the fine examples of exquisitely ornamental in Neo-classical vocabulary. Designed symmetrically in four bays with a large central pediment with dentils, supported by double height solid circular columns and decorative capitals. The end bays have twin slender columns. The balustrade on the first floor level, the terrace level and uniformly placed arch windows with prominent keystones attribute an integrated character to the building.	
5.3	Intrinsic	One of the examples of very few buildings of this style outside Fort area and existing in their almost original form and articulation.	
5.4	Value Classification	A(arc), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	75 cms high masonry plinth	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase	
7.5	Openings	Semicircular openings with a keystone and wooden frames with folding glazed shutters	

7.6	Roofing	Combination of flat roof terrace and sloping roof		
7.7	Articulation	Façade has a pediment in the centre with dentils below, which continue to be under the cornice band of terrace floor level. Ionic columns flanking from first to second floor. Cornice bands at all floor level. Typical decorative balustrades at first floor window level and terrace.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Well maintained)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor openings are fully glazed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Arya Bhavan



Front elevation



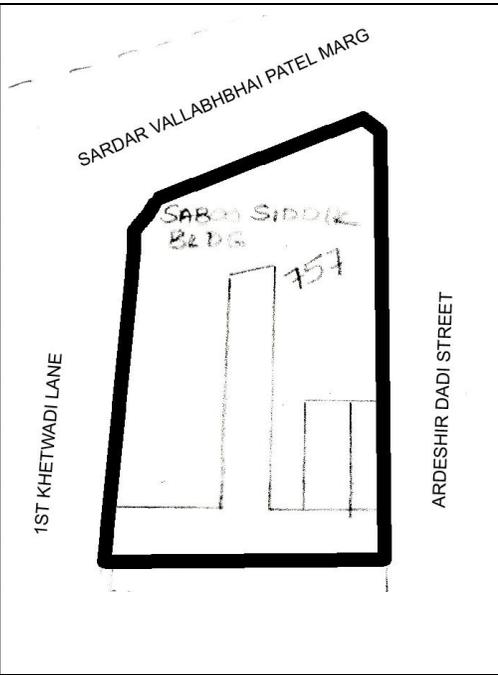
Semicircular windows



Detail of pediment on the front facade

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

	Common Ref. No.:	
	Card No.: D-2	
	Ward (Part): D-IV	
	CS No.: 757	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Saboo Siddique	



1.0	Denomination		
1.1	Name of Premises	Saboo Siddique	
1.2	Earlier Name	Not applicable	
1.3	Built in	1919	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sardar Vallabhbhai Patel Marg, Khetwadi	
2.2	Subsidiary	Khetwadi 1 st Lane	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A corner building on Sardar Vallabhbhai Patel Marg maintaining high rise skyline of this major road.	
5.2	Architectural Description	Exposed Yellow Malad stone building, with arched entrance on ground floor, rectangular windows with pediments for first floor and with arches on the second floor. The windows terrace parapet have balustrade have decorative pediment above third floor with decorative cornice band with dentils. The top floor has pilasters with decorative capitals. Good workmanship.	
5.3	Intrinsic	The engraved date 1919 is written in Gujrathi script. Khetwadi area is largely occupied by Gujrathi trading communities who have them business establishments in the vicinity.	
5.4	Value Classification	A(arc), B(des), I(sce), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Basalt stone plinth in coursed stone masonry	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden quarter turn from ground to first floor, straight flight above	
7.5	Openings	Rectangular openings wooden frames and glazed shutters	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice bands, arched rectangular pediments, balustrades balconies on carved brackets		
7.8	Finishes	Malad stone externally, Internally plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Windows frames replaced by aluminium windows, Chajjas on M.S. brackets, hoarding added on ground floor and box grill on windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis Road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		



View from Sardar Vallabhbai Patel Marg



Window opening is refilled and the dentils of the pediment are broken



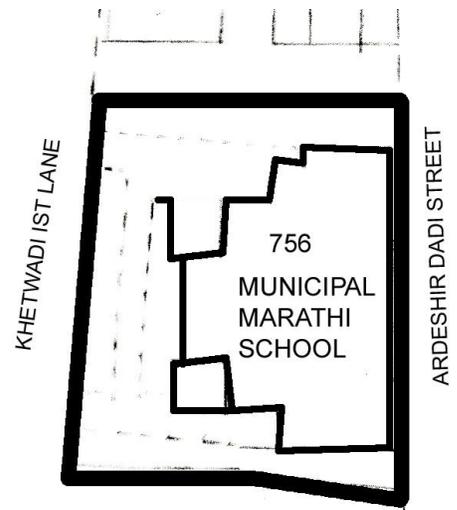
Date encrypted on a key stone



Projecting balcony with decorative balustrade and brackets



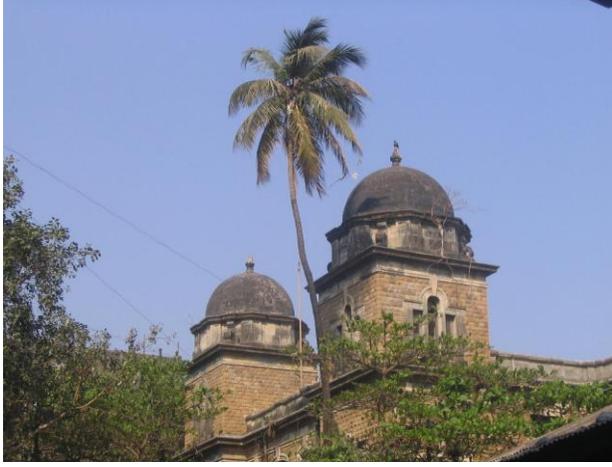
	Common Ref. No.:	
	Card No.: D-3	
	Ward (Part): D-IV	
	CS No.: 756	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Malvika A	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\ Khetwadi Municipal Marathi School		



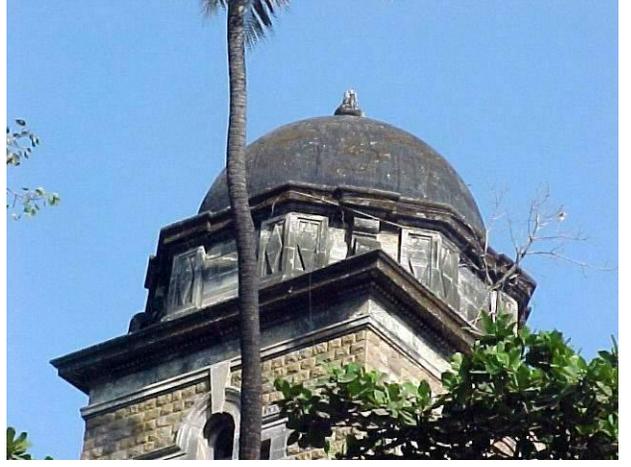
1.0	Denomination		
1.1	Name of Premises	Khetwadi Municipal Marathi School	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khetwadi 1 st Lane	
2.2	Subsidiary	Off Sardar Vallabhbhai Patel Marg	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Educational	
4.2	Past	Educational	
4.3	Usage	School	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Khetwadi First Lane on a wooded site, because of which structure is not visible from Sardar Vallabhbhai Patel Marg. A land mark building in combination of exposed Malad stone contrasted in polished basalt stone with a monumental character attributed by two large domes on tower like bays flanking the central bay which has segmental arched windows highlighted by keystone and projected jambns and cills, finished in polished basalt stone. The octagonal base of the dome is articulated with diamond shaped pattern in raised rectangular vertical motifs.	
5.2	Architectural Description	Exposed Malad stone building marked with Indo-sarcenic architectural style. The building is selectively decorative with ornamental features like cornice bands. The building is symmetrical as seen from the road with two staircase towers at two ends. Slightly projecting out with domes at top as a characteristic feature.	
5.3	Intrinsic	Socially important building located in Khetwadi area.	
5.4	Value Classification	A(arc), A(cul), B. des, H(tec), C.sch, I(sce), A(his)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt coursed stone plinth	
7.2	Walls	Brick walls	

7.3	Floor	Brick jack arch with wooden joist		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular, segmental arch, semicircular arched openings wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band on second floor with highly decorative domes above staircase bays and projecting windows cills		
7.8	Finishes	Exposed stone externally, Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Malad stone gate pillars with dome and C.I gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers at every floor level		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Poor (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added to windows, on wooden brackets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Primary School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

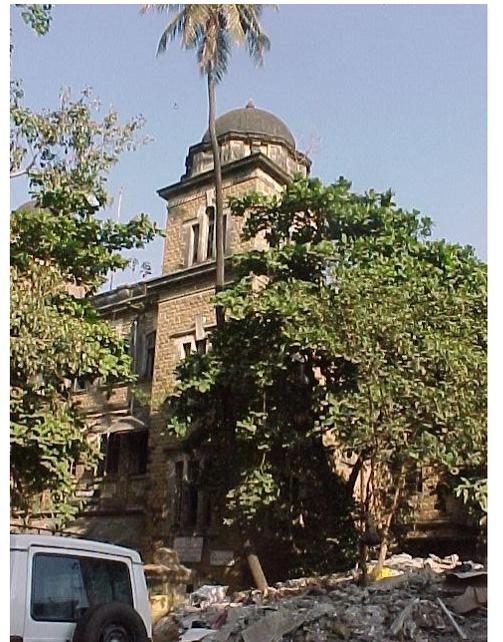
Khetwadi Municipal Marathi School



Two prominent domes seen from a distance



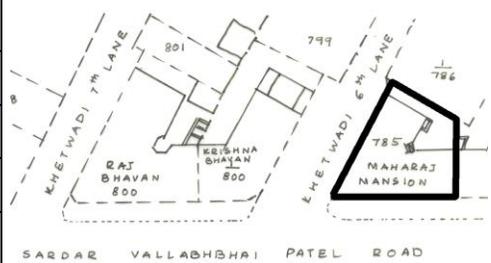
Detail of the dome



Façade hidden due to the vegetation

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

	Common Ref. No.:	
	Card No.: D-4	
	Ward (Part): D-IV	
	CS No.: 785	
	Plot Area: 353.68 sq.m.	
	B U Area: 1260 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Maharaj Mansion		



1.0	Denomination		
1.1	Name of Premises	Maharaj Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1913	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khetwadi 6 th Lane	
2.2	Subsidiary	Sardar Vallabhbhai Patel Marg	
3.0	Ownership Pattern		
3.1	Present	Maharaj Mansion Co-op Hsg Society	
3.2	Past	Maharaj Mansion Co-op Hsg Society	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building located at junction of Khetwadi 7 th Lane and Khetwadi Main Road.	
5.2	Architectural Description	This corner building bears Neo-classical elements on the façade. The corner of the building looks prominent because of its chamfered formed and the balconies jutting out on the either sides. Channeled rustication is seen till the first floor of the façade. The ground floor has an arcade with keystone. Cornice band is seen at second floor level. The windows have plain architraves. The balconies facing the respective roads have decorative balustrades.	
5.3	Intrinsic	Located in a high density high rise area and structure bears resemblance to any Neo-classical style building in Fort area.	
5.4	Value Classification	A(arc), B(des), I(sce), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	45 cms high plastered stone plinth	
7.2	Walls	23 cms thick brick masonry wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative balustrade	

7.5	Openings	Rectangular windows with wooden frames and glazed shutters on first and second floor and ground floor have semicircular arched openings with keystone.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Ground floor has horizontal projecting bands below the semicircular arches. Semicircular arches have mouldings around them and a keystone in plaster. The first and second floor façade is plain except for the corner building façade where there are horizontal grooves besides the windows and windows have floral motifs (husks) around them. Window sills are moulded and are slightly projected out. The terrace parapet sill is projected with dentils below it. Ground floor corner arched opening has decorative keystone with floral motif.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners added at corner edge of the building.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Maharaj Mansion



View from Sardar Vallabhbhai Patel Marg



Projecting balconies on the side façade



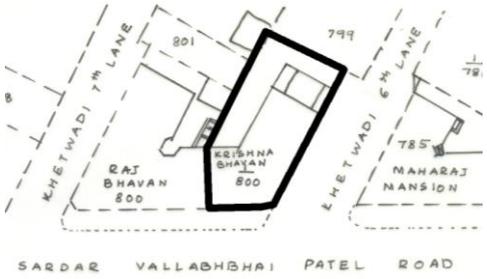
Maharaj Building



View of the corner façade



Entrance of the building

	Common Ref. No.:			
	Card No.: D-5			
	Ward (Part): D-IV			
	CS No.: 1059			
	Plot Area: 328.60 sq.m.			
	B U Area: 675 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:Ward D\Krishna Building			
1.0	Denomination			
1.1	Name of Premises	Krishna Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1913	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Khetwadi 6 th Lane		
2.2	Subsidiary	Sardar Vallabhbhai Patel Marg		
3.0	Ownership Pattern			
3.1	Present	Bai Shantagauri Gangadas Dayabhai		
3.2	Past	Krishnamohan Gangadas, Madanmohan Gangadas		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Corner building located at junction of Khetwadi 6 th Lane and Khetwadi Main Road.		
5.2	Architectural Description	The building does not show a sharp corner but goes with the flow of the road. The entire façade has channeled rustication. The windows have plain architraves. The ground floor has a semicircular arcade with a keystone and stucco work around.		
5.3	Intrinsic	Located in a high density area of Khetwadi.		
5.4	Value Classification	A(arc), B(des), I(sce), A(his)	Recommended Grade III	
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	45 cms high plastered stone plinth		
7.2	Walls	23 cms thick brick wall		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular windows with wooden frames and glazed shutters on first and second floor and ground floor have semicircular arched openings with keystone		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	The façade has horizontal projecting bands below the semicircular arches. Semicircular arches have mouldings around them and a keystone in plaster. Windows have floral motifs (husks) around them. Window cills are moulded and are slightly projected out. The terrace parapet cill is projected with dentils below it. Ground floor corner arched opening has decorative keystone with floral motif.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at junction)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners added at corner edge of the building.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Krishna Building



View from the junction



Name and date of the building encrypted in Gujarathi



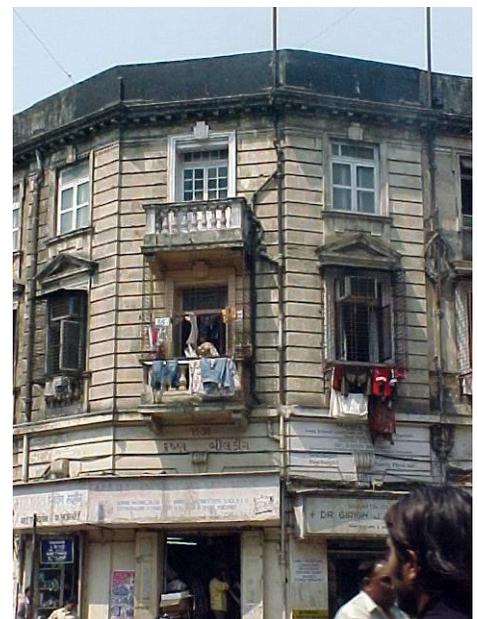
Rectangular openings with triangular pediments



Segmental pediment seen on the central window

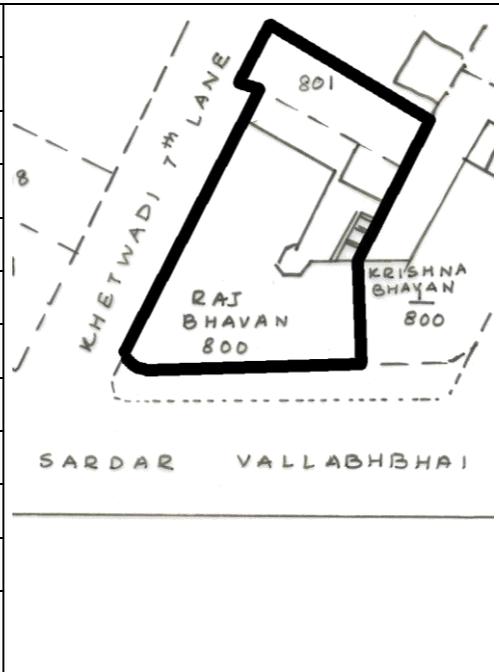


Projecting balconies



Channeled rustication seen on the façade

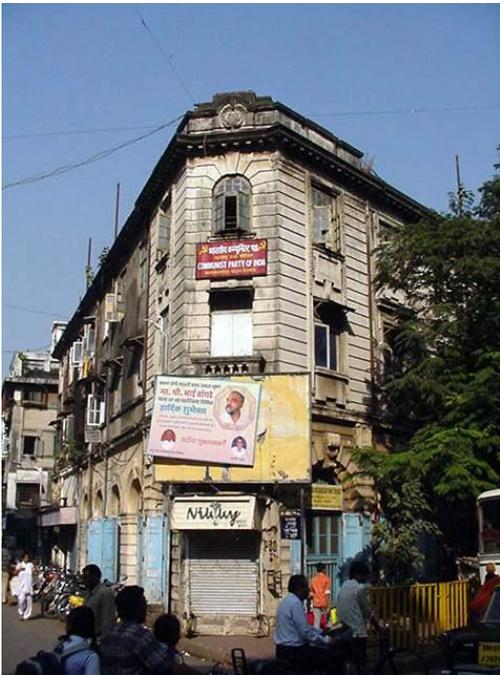
	Common Ref. No.:	
	Card No.: D-6	
	Ward (Part): D-IV	
	CS No.: 800	
	Plot Area: 482.44 sq.m.	
	B U Area: 1050 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Raj Mansion		



1.0	Denomination		
1.1	Name of Premises	Raj Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1913	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khetwadi 7 th lane	
2.2	Subsidiary	Sardar Vallabh Bhai Patel Marg	
3.0	Ownership Pattern		
3.1	Present	Jayantilal Harjivandas Shah	
3.2	Past	Shah Harjivandas Ranjibhai, Nagindas Harjivandas Shah, Narotamdas Harjivandas Shah	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building located at junction of Khetwadi 7 th Lane and Khetwadi Main Road.	
5.2	Architectural Description	This corner building of the Khetwadi area bears a resemblance to any Neo-classical building in the Fort area. The building has channeled rustication on the façade. The windows have simple architraves around. The ground floor has decorative motifs above the semicircular arcade.	
5.3	Intrinsic	Architecturally important building in Khetwadi area.	
5.4	Value Classification	A(arc), B(des), I(sce), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	45 cms high stone plinth	
7.2	Walls	23 cms thick brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular windows on first and second floor and ground floor has semicircular arched openings with keystone	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Ground floor has horizontal projecting bands below the semicircular arches. Semicircular arches have mouldings around them and a keystone in plaster. The first and second floor façade is plain except for the corner building façade where there are horizontal grooves besides the windows and windows have floral motifs (husks) around them. Window cills are moulded and are slightly projected out. The terrace parapet sill is projected with dentils below it. Ground floor corner arched opening has decorative keystone with floral motif.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners added at corner edge of the building.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Raj Mansion



View of corner façade from Sardar Vallabhbhai Patel Marg



View of the corner façade with channeled rustication on the surface



Architraves with decorative motifs



Florentine arch at ground floor level

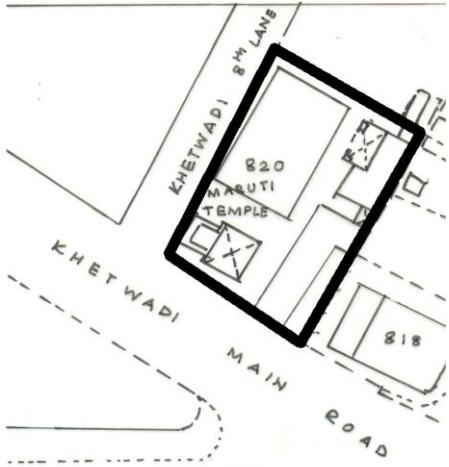


Simple archivolts



Decorative key stone for the florentine arch



	Common Ref. No.:			
	Card No.: D-7			
	Ward (Part): D-IV			
	CS No.: 820			
	Plot Area: 569.40 sq.m.			
	B U Area: 200 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Malvika A			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-IV-D:\Ward D\Pitale Maruti Mandir				
1.0	Denomination			
1.1	Name of Premises	Pitale Maruti Mandir		
1.2	Earlier Name	Not applicable		
1.3	Built in	1883	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Deshbhakta Achut Balwant Kolhatkar Marg (Khetwadi Main Road)		
2.2	Subsidiary	Khetwadi 8 th lane		
3.0	Ownership Pattern			
3.1	Present	Owner (Pandurang Raghoba Pitale)		
3.2	Past	Dwarkawalli Harishchandra, Khanderao Narayan, Chandrakan Harishchandra Pitale (Trustee)		
3.3	Status	Owner (Pitale)		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on busy street facing Khetwadi Main Road.		
5.2	Architectural Description	This is a purely Vernacular structure located amidst a very high density area. The roof profile of the structure looks interesting with the highest level behind and the lower level roof has a metal pinnacle. The roof has a decoratively carved eaves fascia. This religious structure in Khetwadi area is one of the oldest.		
5.3	Intrinsic	Important religious structure of Khetwadi area.		
5.4	Value Classification	A(cul), A(his), C(seh), E	Recommended Grade	II B
6.0	Topography			
6.1	Floors	Ground floor		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Segmental arches on either side of the temple		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		

7.7	Articulation	Decorative eaves, segmental arches have projecting bands around with decorative motifs at the ends, internally sloping roof is painted with figures of gods, decorative CI jali railing around semi-open semi-covered porch.		
7.8	Finishes	Marble flooring allover, walls cladded with decorative tiles		
7.9	Interiors (Movable & Immovable)	Idol of God		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Entire temple renovated		
10.3	Articulation & Finishes	Marble tiles added.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Pitale Maruti Mandir



Front elevation



Name encrypted on the marble plaque



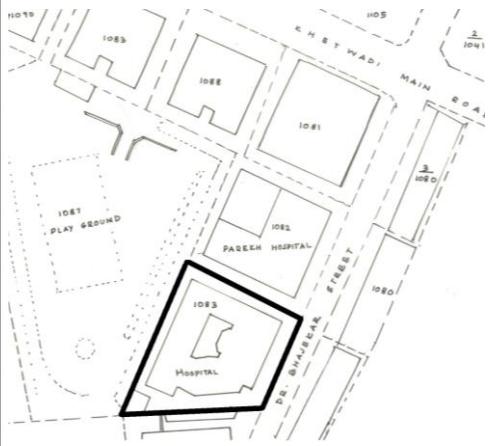
Internal door just before the shrine



Oil painted wooden trusses



Oil painted wooden posts

	Common Ref. No.:	
	Card No.: D-8	
	Ward (Part): D-IV	
	CS No.: 1083	
	Plot Area: 971.57 sq.m.	
	B U Area: 1875.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Dr. Bhajekar Hospital and Clinic	

1.0	Denomination		
1.1	Name of Premises	Dr. Bhajekar Hospital and Clinic	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Bhajekar Lane (Khetwadi 11 th Lane)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM (Trustees for the improvement of the city of Bombay)	
3.2	Past	MCGM	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Hospital	
4.2	Past	Hospital	
4.3	Usage	Regular use as clinic and hospital	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in Dr. Bhajekar Lane following the skyline.	
5.2	Architectural Description	Highly ornamental Neo-classical style building. The building stands prominently though low-rise but due to the grandeur of façade comprising of the elements like rich carvings, carved cornice bands orders with Corinthian capitals and a pediment located in the centre on top floor. Narrow balconies have ornamental cast iron grills with different designs.	
5.3	Intrinsic	Socially important structure in high density Khetwadi area.	
5.4	Value Classification	A(arc), G(grp), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt sone plinth in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular fully glazed windows with wooden louvers at some places	

7.6	Roofing	Flat sloping roof, part sloping inside roof with Mangalore tiles		
7.7	Articulation	Cornice bands seen above ground floor and top floor, rich carvings below balconies, narrow balconies with C I grills, motifs, triangular pediment on central bay supported on orders with Corinthian capitals, mini triangular pediments above windows.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Marble statue in the centre		
7.10	Compound / Fence / Gate	Black Basalt stone, ashlar masonry compound wall with CI grills and gates		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concrete paved marginal space in front and on sides		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Some deflection at corners)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Leakage at some places)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajjas added on wooden brackets, windows closed by brick wall on second floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	None			
12.0	Additional Notes / References / Documents Available			
	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>			

Dr. Bhajekar Hospital and Clinic



View from Khetwadi lane



Compound wall in coursed ashlar masonry



Projecting balconies with decorative cast iron grill



Huge ionic columns with a pediment above on the front facade



Stucco work on the facade



Projecting balcony with cast iron grill



Architrave of the window



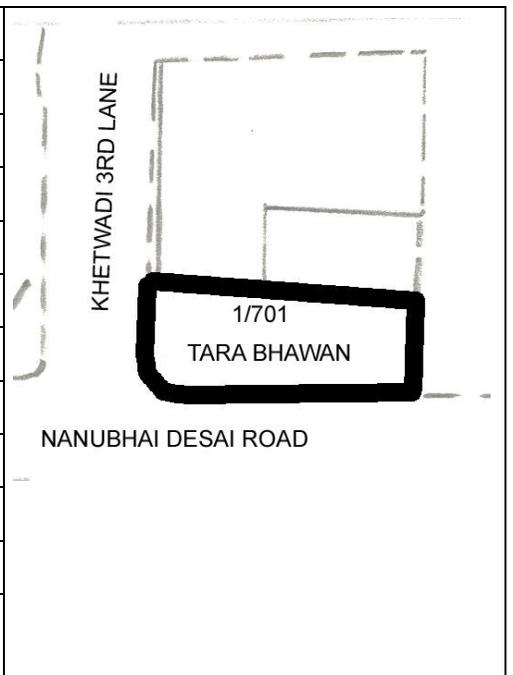
Triangular pediment with dentils and ionic columns below



Projecting balconies

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-9	
	Ward (Part): D-IV	
	CS No.: 1 / 701	
	Plot Area: 135.08 sq.m.	
	B U Area: 405.24 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Adarkar Associates	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Tara Bhavan		



1.0	Denomination		
1.1	Name of Premises	Tara Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built in	1837 – 1883	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Nanubhai Desai Road	
2.2	Subsidiary	Khetwadi 3 rd lane	
3.0	Ownership Pattern		
3.1	Present	Motilal Icchalal Gandhi	
3.2	Past	Motilal Icchalal Gandhi	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located on rectangular plot facing Khetwadi 3 rd lane	
5.2	Architectural Description	Structure has sloping roof having decorative wooden eaves boards. Balconies are supported by decorative R.C.C. brackets. Balconies have decorative wooden brackets on top and side. Balcony slab has decorative motifs underneath. Second floor has projecting cornice bands. There are floral motifs at lintel level at ground floor level.	
5.3	Intrinsic	Khetwadi is one of the oldest high density areas of the southern part of island city with a network of grid iron pattern lanes, named in a numerical sequence.	
5.4	Value Classification	A(arc), G(grp), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick wall	
7.3	Floor	Wooden floor with brick bat coba	
7.4	Stairs	Dog legged wooden staircase with simple balustrade	
7.5	Openings	Rectangular wooden double window wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles	

7.7	Articulation	Floral motifs at lintel level on ground floor. Projecting cornice band at second floor level. Projecting balconies supported by decorative R.C. brackets. Decorative wooden brackets on top and side of balconies. Decorative eaves (wooden) of sloping roof. Decorative motifs on ceiling of balconies (beneath balcony slab)		
7.8	Finishes	Malad stone cladding on façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	M.S brackets support balconies. Top floor balcony enclosed, sliding windows added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Tara Bhavan



View from Nanubhai Desai road



Name and date of the building encrypted on a plaque



Projecting balcony with a decorative balustrade



Window with simple architrave and a key stone



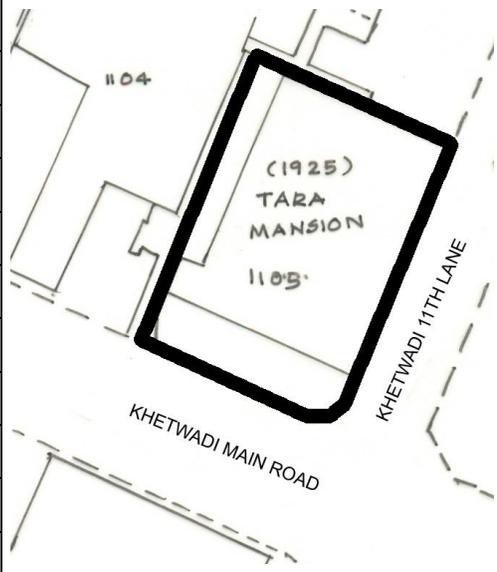
Doric order coupled columns



Decorative terrace parapet wall with motifs

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-10	
	Ward (Part): D-IV	
	CS No.: 1105	
	Plot Area: 522.49 sq.m.	
	B U Area: 2376 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Tara Mansion		



1.0	Denomination		
1.1	Name of Premises	Tara Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	1925	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Deshbhakta Achyut Balwant Kolhatkar Road (Khetwadi Main Road)	
2.2	Subsidiary	Khetwadi 11 th lane	
3.0	Ownership Pattern		
3.1	Present	Ochhavlal Prnlal	
3.2	Past	Tarabai Ochhavlal Prnlal	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	A massive building located on a prominent junction in the high density Khetwadi area.	
5.2	Architectural Description	Kurla Basalt stone faced building with a massive scale and very proportionate and restrained ornamentation. The two chamfered bays at the end are in arched with rectangular windows and the central portion is marked with semi circular arched windows with prominent keystone and jambs. The building has an ornamental cornice band above first floor level, having triangular pediments at the center defining the staircase bay. Fourth floor has rectangular windows with circular miniature columns around. The building has a Mangalore tiles sloping roof. The top most central portion is finished with semicircular pediment with circular window.	
5.3	Intrinsic	Khetwadi is one of the oldest high density areas of the southern part of island city with a net work of grid iron pattern lanes, named in a numerical sequence.	
5.4	Value Classification	A(arc), B(des), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Kurla Basalt stone plinth	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Straight fight timber staircase with decorative baluster		
7.5	Openings	Rectangular timber windows. Arched windows on second floor.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Ornamental cornice band and second floor level. Pediments on staircase bay. Every floor has different motifs below windows.		
7.8	Finishes	Kurla Basalt stone facade, other walls are internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas added on wooden brackets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>			

Tara Mansion



View from Achyut Balwant Kolhatkar Marg



Triangular pediment with dentils on the 3rd floor



Criss cross pattern concrete jali below the windows



Decorative Husks above the ventilators

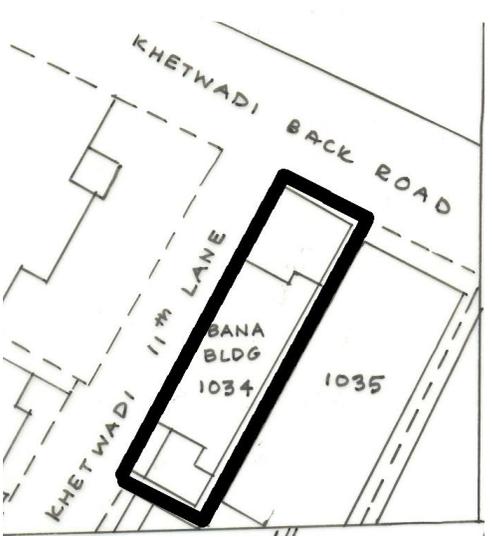


Decorative parapet wall at the terrace level



Pediment has decorative floral at its tympanum

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

	Common Ref. No.:	
	Card No.: D-11	
	Ward (Part): D-IV	
	CS No.: 1034	
	Plot Area: 270.07 sq.m.	
	B U Area: 840 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Bana Building		

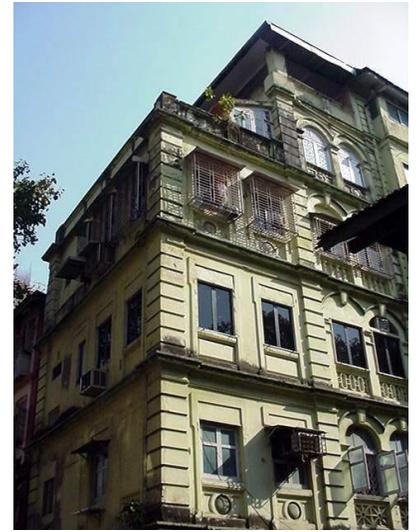
1.0	Denomination		
1.1	Name of Premises	Bana Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khemraj Shrikrishandas Marg (Khetwadi Back Road)	
2.2	Subsidiary	Khetwadi 11 th Lane	
3.0	Ownership Pattern		
3.1	Present	Bai Pervin Ratanshan Birdi	
3.2	Past	Bai Pervin Ratanshan Birdi	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Khetwadi Back Road at junction of Khetwadi 11 th Lane.	
5.2	Architectural Description	This building is located in a high density area of Khetwadi. The building has a staggered profile and Neo-Gothic features on the façade. The windows have stucco work architraves with a keystone, the parapet of some windows bear criss-cross pattern concrete jali and some have a simple rectangular motif on the parapet wall. The ground floor has an arcade of semicircular arches with a keystone. The corner pilasters give a neat appearance to the building.	
5.3	Intrinsic	Located in a high density area exhibiting Neo-Gothic style.	
5.4	Value Classification	A(arc), B(des), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Black basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged, R.C.C. Staircase	
7.5	Openings	Semicircular arched openings on ground floor, louvered windows with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss	

7.7	Articulation	The windows have stucco work architraves with a keystone, the parapet of some windows bear criss-cross pattern concrete jali and some have a simple rectangular motif on the parapet wall. The ground floor has an arcade of semicircular arches with a keystone. The corner pilasters give a neat appearance to the building.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added to the windows and wooden framed windows replaced by aluminium sliding windows.		
10.2	Structure	Projection enclosed by adding stanchions, girders and brick wall.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Bana Building



Building name encrypted but the view blocked by the M.C.G.M board bearing the name of the street



Staggered end of the building



Detail of the semicircular windows with keystone and concrete jali at parapet level



Segmental arched openings on the ground floor



View towards Khetwadi 8th lane



M.C.G.M board encroaching on the building elements



View from Khetwadi Main Road



Pilasters at the building edge



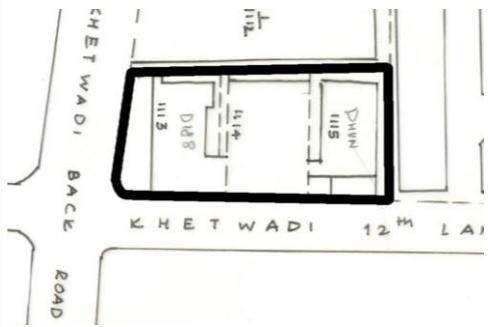
Arcade of semicircular arches on the ground floor



Simple motifs at the parapet level

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

	Common Ref. No.:	
	Card No.: D-12	
	Ward (Part): D-IV	
	CS No.: 1115	
	Plot Area: 168.90 sq.m.	
	B U Area: 450.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Dhan Mansion	



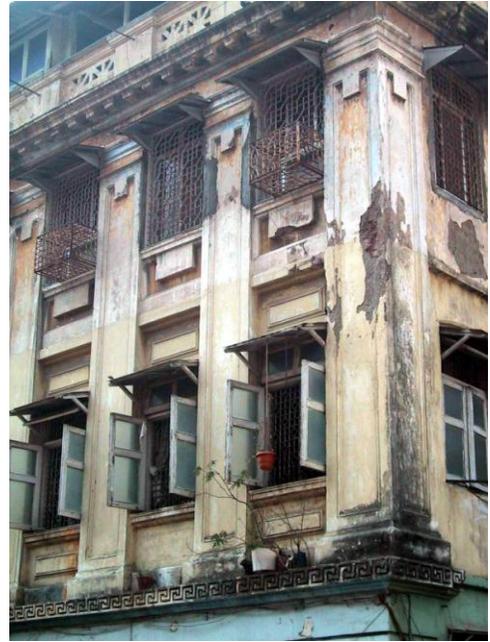
1.0	Denomination		
1.1	Name of Premises	Dhan Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	12 th Khetwadi Lane	
2.2	Subsidiary	Khemraj Shrikrishandas Marg (Khetwadi Back Road)	
3.0	Ownership Pattern		
3.1	Present	Aaimai Dhanjibhoy, Framroz Dhanjibhoy, Jehangirji Dhanjibhoy, Rustungi Dhanjibhoy	
3.2	Past	Framroj Sorabji Joshi	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located on a small street of Khetwadi Lane of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads.	
5.2	Architectural Description	This building has Neo-classical elements on the façade. The huge decorative pilasters flanking from first floor to fourth floor is a peominent feature on the façade. Corner building near Khetwadi Main Road has some detailing on the façade. The structure has a combination of flat roof and a sloping roof. The façade has grooved brick pilasters and cornice bands on third floor. The building has a stepped profile on side elevations.	
5.3	Intrinsic	This building is located in an area mostly belonging to Mohomedian community.	
5.4	Value Classification	A(arc), I(sce), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	60 cms high plastered stone plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Open well wooden staircase with simple balusters and a Newel post	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Combination of flat roof and sloping roof with Mangalore tiles		
7.7	Articulation	Decorative band on first floor level. Decorative brick piers from first to second floor. Cornice band on the third floor level with mouldings and dentils below it. All the windows have rectangular projections below at parapet wall level. The façade has a stepped profile from the lane side. The centre portion of the façade has sloping roof with motifs and a decorative wooden eaves board.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Banners of commercial shops on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Dhan Mansion



View from Khetwadi 12th lane



Detail of the decorative pilasters

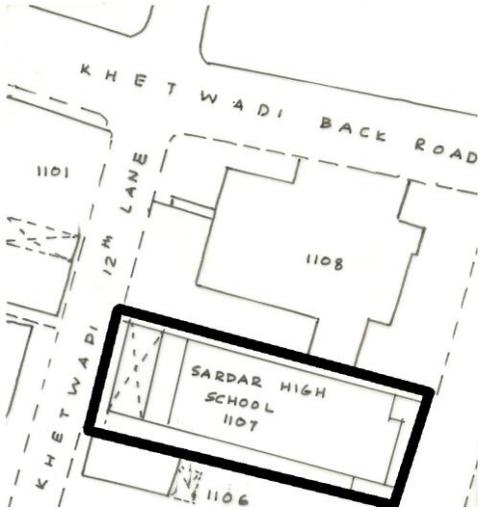


Channeled rustication on the ground floor



Dentils below the cornice of the 3rd floor

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

	Common Ref. No.:	
	Card No.: D-13	
	Ward (Part): D-IV	
	CS No.: 1107	
	Plot Area: 568.54 sq.m.	
	B U Area: 700.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Sardar High School English and Marathi Medium		
		

1.0	Denomination		
1.1	Name of Premises	Sardar High School English and Marathi Medium	
1.2	Earlier Name	Not applicable	
1.3	Built in	First half of 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khetwadi 12 th Lane	
2.2	Subsidiary	Khetwadi 11 th Lane	
3.0	Ownership Pattern		
3.1	Present	Bharat Education Society Trust	
3.2	Past	Bharat Education Society Trust	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Institutional	
4.2	Past	School	
4.3	Usage	Regular school use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This public building is located in Khetwadi 12 th Lane off Khetwadi Back Road.	
5.2	Architectural Description	This structure is a combination of Vernacular style and Neo-classical style. The façade bears minimal ornamentation. The huge pediment at first floor level gains attention. Low rise Vernacular style structures with a huge R.C.C. Pediment on the facade supported by columns having decorative capitals. Cornice bands are seen at floor level.	
5.3	Intrinsic	Socially important building in Khetwadi area.	
5.4	Value Classification	A(arc), B(uu), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	60 cms high masonry plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden staircase with simple Newel post and balusters	
7.5	Openings	Rectangular openings with wooden shutters and entrance has a segmental arched opening	

7.6	Roofing	A.C sheet sloping roof with wooden trusses		
7.7	Articulation	Grooved pilasters with decorative capital giving an impression of Corinthian columns. Pediment (cement plaster) on top of the pilasters with a symbol of the trust in the centre. Also concrete jali seen on the ground floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal front and rare open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Secondary School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Sardar High School, English and Marathi Medium



View from Khetwadi 12th lane



Roofing supported by wooden trusses



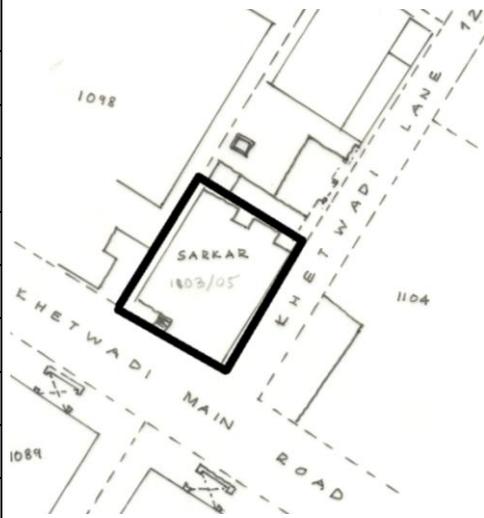
Decorative pilasters and the wall is brick infilled



The corner detail of the pediment

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

	Common Ref. No.:	
	Card No.: D-14	
	Ward (Part): D-IV	
	CS No.: 1103 / 05	
	Plot Area: 159.70 sq.m.	
	B U Area: 3249.9 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Sarkar Building	



1.0	Denomination		
1.1	Name of Premises	Sarkar Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Khetwadi 12 th Lane	
2.2	Subsidiary	Deshbhakta Achut Balwant Kolhatkar Marg (Khetwadi Main Road)	
3.0	Ownership Pattern		
3.1	Present	Ambaram Brijlal	
3.2	Past	Ambaram Brijlal	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building located at a junction of Khetwadi Main Road and Khetwadi 12 th Lane.	
5.2	Architectural Description	This Vernacular style structure is a very neatly maintained structure in the cramped area of Khetwadi. The structure is very modest but the hidden spiral cast iron staircase steals away the show. This staircase goes winding up exhibiting its decorative elements. This staircase is not prominently seen but appears interesting once it catches sight. The other elements are the cornice bands and decorative balustrades of the balconies.	
5.3	Intrinsic	One of the oldest Vernacular settlements in the Khetwadi neighbourhood.	
5.4	Value Classification	A(arc), B(des), A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Spiral C.I staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and a segmental arched opening	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands are seen at all floor levels. The enclosed balconies have decorative balustrade. The roof has plain wooden eaves fascia. The windows have plain architraves around them.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Sarkar Building



View from Khetwadi 12th lane



North side view from 12th Khetwadi lane



Decorative cast iron staircase



Decorative weather shed supported by wooden brackets and wooden posts



Stone plinth with decorative cast iron railing for the verandah

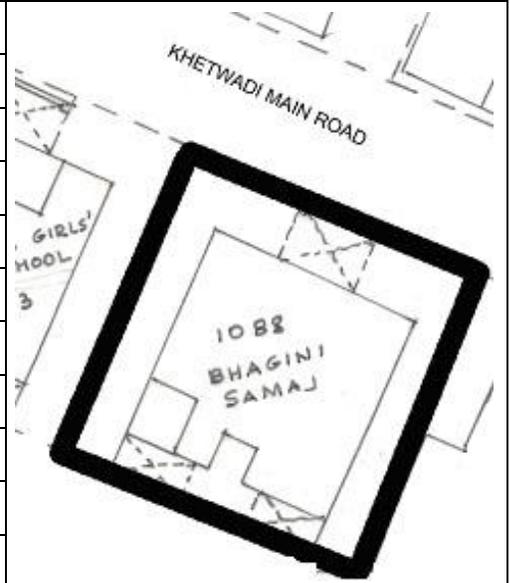


Cornice band at 1st floor level



Decorative architraves around the windows

	Common Ref. No.:	
	Card No.: D-15	
	Ward (Part): D-IV	
	CS No.: 1088	
	Plot Area: 744.99 sq.m.	
	B U Area: 1296 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Bhagini Samaj		



1.0	Denomination			
1.1	Name of Premises	Bhagini Samaj		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Deshbhakta Achyut Balwant Kolhatkar Road (Khetwadi Main Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Hausa Jivraj Mehta		
3.2	Past	Chanchalben Ghia, Bachuben Lotwala, Jayaben Kaunga, Vidyaben Munim, Jayashree Rajji, Lilaben Baukar		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Institutional		
4.2	Past	Institutional		
4.3	Usage	Regular school use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	It is located on a rectangular plot facing Khetwadi Main Road.		
5.2	Architectural Description	Highly ornamental building with top floor added later on having features like triangular pediments on top. Highly decoratively front façade. Decorative side façade. Has an entrance porch. Balusters for terraces, having semicircular arched openings windows with arch sunlight. It has a porch projecting out of the building line having semicircular arched openings with curved keystones and stone Edwardian motifs. Small and large size of orders are present around the porch. Above the first floor, there is open terrace with decorative balusters, facing the road.		
5.3	Intrinsic	Socially important building working for women's development in Khetwadi area.		
5.4	Value Classification	A(arc), B(uu), A(cul), E, A(his)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Load bearing brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Access denied		

7.5	Openings	Rectangular glazed window openings. Has arches over windows with a prominent keystone. Balconies have decorative balustrades.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Cornice bands, pilasters present orders with floral motifs seen on the façade		
7.8	Finishes	Internally and externally plastered and painted. Stucco work seen externally.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has brick compound wall with C.I railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Bhagini Samaj



View from Khetwadi Main Road



Decorative motifs at spandrel level

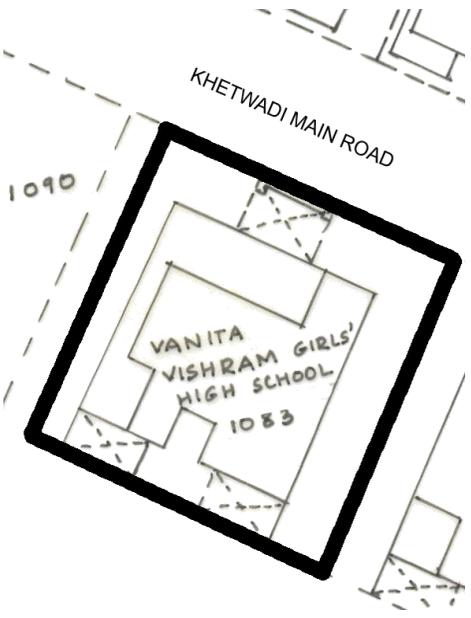


Pediment detail with dentils below



Front elevation camouflaged by vegetation

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

	Common Ref. No.:	
	Card No.: D-16	
	Ward (Part): D-IV	
	CS No.: 1083	
	Plot Area: 970.47 sq.m.	
	B U Area: 1620 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Madhura W	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\Vanita Vishram School	
		

1.0	Denomination		
1.1	Name of Premises	Vanita Vishram School	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Deshbhakta Achyut Balwant Kolhatkar Road (Khetwadi Main Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Trustees for the Improvement of the City of Bombay	
3.2	Past	Trustees for the Improvement of the City of Bombay	
3.3	Status	Trust	
4.0	Use		
4.1	Present	School	
4.2	Past	School	
4.3	Usage	Regular Institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in Khetwadi near Sardar Vallabhbhai Patel Marg.	
5.2	Architectural Description	G + 4 Neo-classical style structure with projecting cornice band at first, second and third floor level. The striking features of the structure are the architraved semicircular windows and the triangular gable at terrace parapet level. Entrance porch has pediments with dentils and decorative motifs. Semicircular arched ventilators above the floors have decorative keystone. First floor windows have pediments at lintel level along with architraves. All windows on façade have plain architraves.	
5.3	Intrinsic	Important social building in Khetwadi area.	
5.4	Value Classification	A(arc), C(sch), A(his)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden staircase with decorative Newel post	
7.5	Openings	Rectangular opening with wooden frame and glazed shutters. Semicircular ventilators over windows on ground floor	

7.6	Roofing	Sloping roof with Mangalore tiles supported by wooden trusses		
7.7	Articulation	Ionic columns along with decorative motifs over the entrance porch. Windows have plain architraves, first floor windows have pediments and plain keystones and façade is highly decorative.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with C.I railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Top floor added later with Mangalore tiles sloping roof.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Vanita Vishram High School



Front elevation



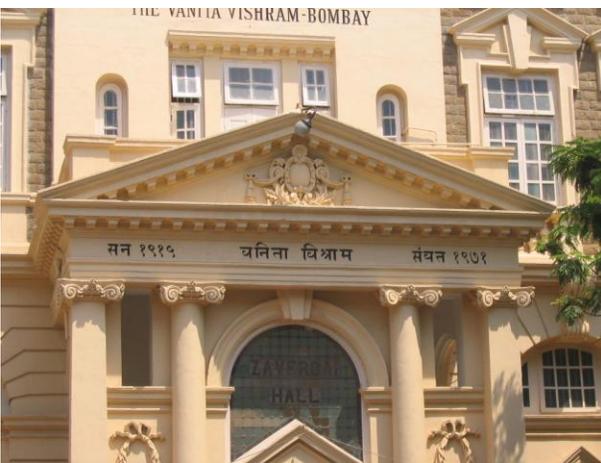
Decorative husk motifs on the facade



Florentine arches



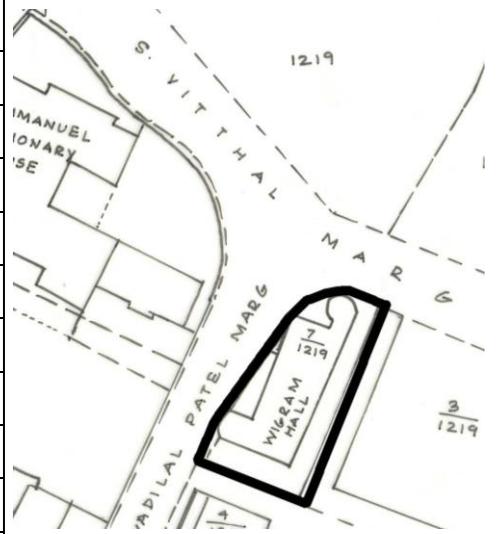
Fasces motif seen on the front facade



Triangular pediment with dentils

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

	Common Ref. No.:	
	Card No.: D-17	
	Ward (Part): D-IV	
	CS No.: 7 / 1219	
	Plot Area: 348.66 sq.m.	
	B U Area: 300 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\Wigram Hall	



1.0	Denomination		
1.1	Name of Premises	Wigram Hall	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 19 th century	Extension Date (if any) Mid 20 th century
2.0	Access		
2.1	Main	Shamrao Vitthal Marg	
2.2	Subsidiary	Vadilal A. Patel Marg	
3.0	Ownership Pattern		
3.1	Present	The Bombay Diocesan Trust Private Limited	
3.2	Past	The Bombay Diocesan Trust Private Limited	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential, worship place	
4.2	Past	Worship place	
4.3	Usage	Residential, worship place	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a small plot off Dr. Dadasaheb Bhadkamkar Marg, at the junction of Shamrao Vitthal Marg and Vadilal A. Patel Marg.	
5.2	Architectural Description	The structure catches attention due to its rustic look, which is because of the random rubble masonry wall. This structure is a combination of Vernacular style and Neo-classical style of architecture. The Mangalore tiles above also add to the texture of the façade. This was earlier used by the Roman Catholics as a prayer hall but recently is being rarely used.	
5.3	Intrinsic	The random rubble masonry wall on the ground floor is the most important heritage element of the building.	
5.4	Value Classification	A(his), B(per), I(sce), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Malad stone cladding random rubble masonry plinth	
7.2	Walls	Stone wall for ground floor, brick wall 15 cms above	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Open well R.C.C. staircase with winders	
7.5	Openings	Rectangular windows with wooden frames and glazed shutters and equilateral arched openings	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Random rubble masonry walls and simple architraved windows		
7.8	Finishes	Stone cladding externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness to be checked for upper floor)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	First floor has been added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Wigram Hall



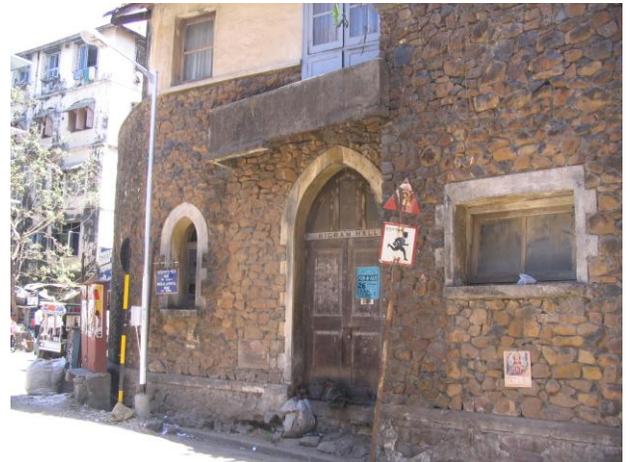
View from S. Vitthal Marg



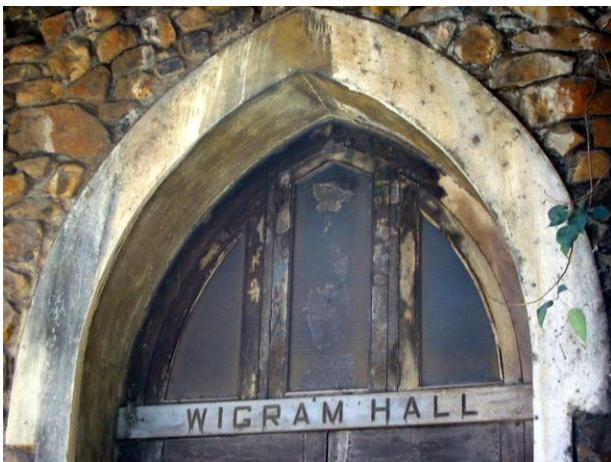
Façade in Malad stone random rubble masonry



View from V.A. Patel Marg

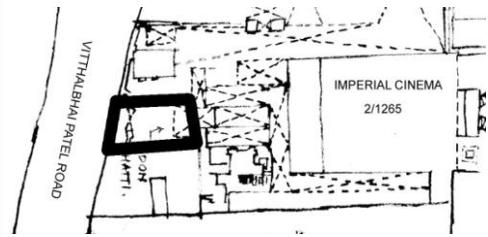


Equilateral point arches for the openings on the ground floor



Detail of the arch

	Common Ref. No.:	
	Card No.: D-18	
	Ward (Part): D-IV	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Don Hatti (Two Elephants)	



1.0	Denomination		
1.1	Name of Premises	Don Hatti (Two Elephants)	
1.2	Earlier Name	Imperial Cinema	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)	
2.2	Subsidiary	Vitthalbhai Patel Marg	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Theater	
4.2	Past	Theater	
4.3	Usage	Currently under the property of Imperial Cinema and has stopped working	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Entrance Porch of the demolished Imperial Cinema which stood facint the main Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads. The area facing the two Elephants was known by their landmark elephants.	
5.2	Architectural Description	Two prominent ornamental elephants acting as a support to the entrance porch of the cinema. The entrance porch has a semicircular arch with floral motifs. The upper part of the porch on first floor has pedimental triangular parapet wall with decorative finial and miniature Bengal roof supported on heavy short columns. Has a intricate C.I. entrance gate.	
5.3	Intrinsic	Imperial cinema was one of the important cinema halls in the high density areas of Grant Road and Opera House and very close to Naag Cinema which is now closed. This area between Opera House and Grant Road is now one of the main markets of auto and electronic goods. However it was culturally a vibrant area with classes conducted for music and dance. Across the road is neighbourhood of Devdasis, a dancing community where performance still take place in private residences.	
5.4	Value Classification	A(arc), B(des), E	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	

7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Access denied	
7.5	Openings	Circular ventilators with no frames	
7.6	Roofing	Sloping roof with asbestos sheets and MS trusses	
7.7	Articulation	The highly ornamental entrance porch has two prominent elephants supporting the porch. The arch between these two elephants has highly decorative architrave with a keystone. Above this porch there are two decorative Bengal Roofs each above the two elephants.	
7.8	Finishes	Internally and externally cement plaster and painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	M.S. fencing with decorative brick piers on either sides of the gate	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tiles paving	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, poor natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
9.0	Condition		
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)	
9.2	Walls	Fair (Needs plastering and painting)	
9.3	Floor	Fair (No sagging observed)	
9.4	Stairs	Access denied	
9.5	Openings	Fair	
9.6	Roofing	Fair (Leakage observed at few places)	
9.7	Articulation & Finishes	Good	
9.8	Services	Fair	
9.9	Outbuildings	Fair	
9.10	Overall condition	Fair	Maintenance level Fair
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	Plot reserved for Cinema Theatre on proposed Development Plan. (D.P.)	
12.0	Additional Notes / References / Documents Available	Notes: Property under Imperial Cinema. Currently closed down. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai	

Don Hatti (Two Elephants)



Decorative entrance porch with two elephants



Front elevation



Decorative Cast iron gate



Decorative Bengal roof



One of the Decorative elephants of the porch



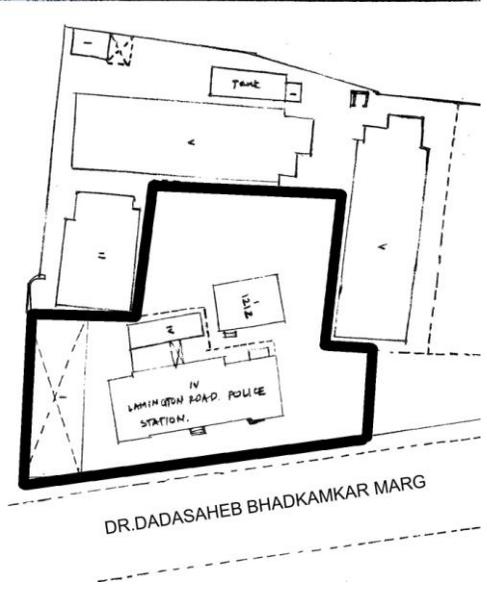
Compound wall



Detail above the porch



Decorative entrance arch

	Common Ref. No.:			
	Card No.: D-19			
	Ward (Part): D-IV			
	CS No.: 1212			
	Plot Area: 5175.61 sq.m.			
	B U Area: 8280.96 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Tanvi O			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\ Lamington Road Police Station			
1.0	Denomination			
1.1	Name of Premises	Lamington Road Police Station		
1.2	Earlier Name	Not applicable		
1.3	Built in	1918	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Government owned		
4.0	Use			
4.1	Present	Police Station		
4.2	Past	Police Station		
4.3	Usage	Police Station		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a major road in the vicinity of Grant Road railway station. Part of the streetscape.		
5.2	Architectural Description	Belongs to the typology of Police station built in the early 20 th century with modest Neo-classical features as different from Vernacular style of the earlier phase of late 19 th century. Has solid square columns on the central recessed part of the façade for a long wide Verandahs in both the floors. Between the columns the parapet wall has concrete jali in geometrical pattern on the first floor and MS railing and grill on the second and third floor. Cornice bands on all the floors and open joints as grooves create a pattern around the semicircular arches on the verandahs on the ground floor. The windows on the north elevation are highlighted with projected cill. The facades are well maintained and painted in blue and pink columns.		
5.3	Intrinsic	This Police station is one of the important in the high density area of Grant Road which has a mixed population, Muslims, Parsis, Hindu Marathis and Gujratis.		
5.4	Value Classification	A(arc), B(uu), E	Recommended Grade II B	
6.0	Topography			
6.1	Floors	G + 3		

7.0	Construction			
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with simple wooden balustrades and a Newel post		
7.5	Openings	Wooden frames and glazed shutters		
7.6	Roofing	Partly sloping roof with Mangalore tiles supportedly wooden trusses		
7.7	Articulation	Cornice bands are seen at all floor levels. The parapet walls have a concrete jali. The ground floor has Florentine arches. Huge rectangular columns flanking from first floor to third floor have decorative capitals.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahbad tiles paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire extinguishers in the common corridors		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot marked as a Police Station on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Lamington Road Police Station



View from Dr. Dadasaheb Bhadkamkar Marg



Front elevation



View of the north façade



Huge columns from 1st to the 2nd with decorative capitals



Lamington Road Police Station gate

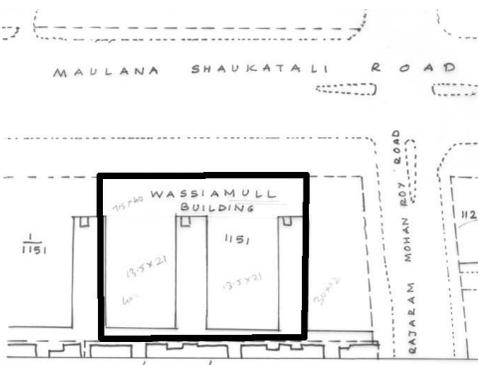


Black Basalt stone plinth in coursed ashlar masonry



Channeled rustication on the ground floor

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-20	
	Ward (Part): D-IV	
	CS No.: 1151	
	Plot Area: 2259.21 sq.m.	
	B U Area: 6135 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Wassiamull Building	

1.0	Denomination		
1.1	Name of Premises	Wassiamull Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Raja Ram Mohan Roy Road	
3.0	Ownership Pattern		
3.1	Present	Gopaldas Topandas, Malhardas Topandas, Govind Gopaldas, Kishor Mathurdas, Dwarkadas Topandas, Lekhraj Topandas, Mohandas Topandas, Narayandas Topandas, Jamnadas Topandas	
3.2	Past	Rustum Sorabji Pavwala, Kawasshaw Sorabji Pavwala, Rustam Sorabji Pavwala, Manek Sorabji Pavwala, Rewchand Watoomal, Kisanchand Watoomal, Jelhanand Watoomal, Manhardas Watmool, Chaturmal Watoomal	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a corner junction of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads and Raja Rammohan Roy Road.	
5.2	Architectural Description	This corner building stands prominent due to its huge scale. The façade bears Neo-classical elements like segmental arched windows with decorative architraves, decorative motifs. The façade has these elements used repetitively hence visually becomes monotonous.	
5.3	Intrinsic	Corner building in Grant Road area exhibiting Neo-classical elements.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Wooden open well staircase with simple balusters		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles with wooden trusses		
7.7	Articulation	The façade has features like segmental arched windows with decorative architraves. Decorative motifs are seen below the windows at parapet level. Rusticated pilasters are seen on the front façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings and sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Wassiamull Building



View from Maulana Shaukat Ali Road



Huge front façade with projecting balconies at the intervals



Decorative parapet wall at the terrace level



Decorative motifs on the parapet wall



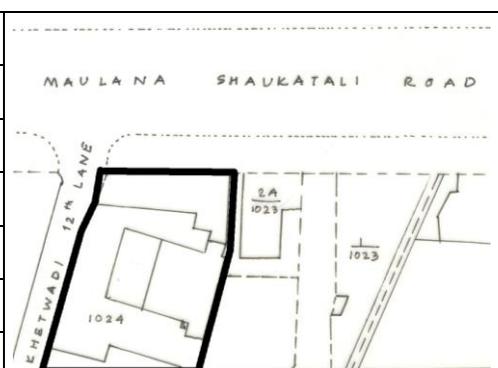
Balcony supported by decorative brackets



Services of the building appears on the façade

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-21	
	Ward (Part): D-IV	
	CS No.: 1024	
	Plot Area: 1006.59 sq.m.	
	B U Area: 3636.35 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Wagla Cooper Building		



1.0	Denomination		
1.1	Name of Premises	Wagla Cooper Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	12 th Khetwadi Lane	
2.2	Subsidiary	Maulana Shaukat Ali Road (Grant Road)	
3.0	Ownership Pattern		
3.1	Present	Nusserwanji Pestonji Cooper	
3.2	Past	Nusserwanji Pestonji Cooper	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on corner junction of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads and Khetwadi 12 th Lane.	
5.2	Architectural Description	Corner building which has a combination of Vernacular elements like balconies and sloping Chajjas and roofs on the façade of Shaukat Ali and Neo-classical elements like balustrated balconies, pediments, arched windows with moulded architraves and prominent keystones. The staircase has a small porch on ground floor with a small Mangalore tiled roof. Stone cladded ground floor is now painted and the arched pediments of ground floor are completing hidden behind the signboards.	
5.3	Intrinsic	Predominantly Muslim neighbourhood that was famous for its cultural activities.	
5.4	Value Classification	A(arc), B(des), A(his), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Stone dog legged staircase up to second floor and wooden open well staircase above	

7.5	Openings	Rectangular wooden openings partly glazed, partly louvered wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	The balconies have decorative C.I railings. They also have sloping road Chajjas at all floor levels. The façade has two triangular pediments symmetrically above the top floor.		
7.8	Finishes	Ground floor stone façade otherwise internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Need plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Gutter to be maintained)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor arched pediments hidden behind signboards.		
10.2	Structure	Staircase bay and balconies supported on MS beams.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improve the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

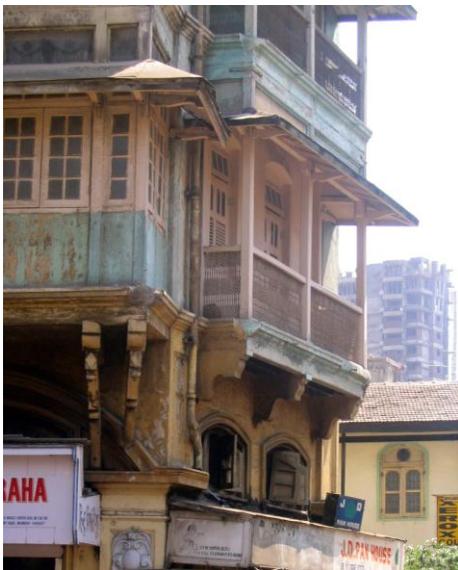
Wagla Cooper Building



View from Maulana Shaukat Ali Road



Balcony having a sloping roof



Balconies facing 12th Khetwadi lane



Entrance to the annexed building



Shop line on the ground floor



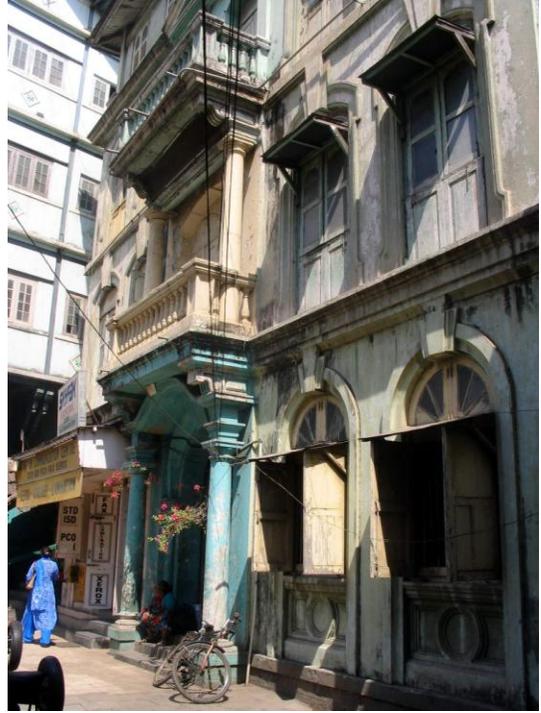
Sloping roof of the external staircase

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

Wagla Cooper Building



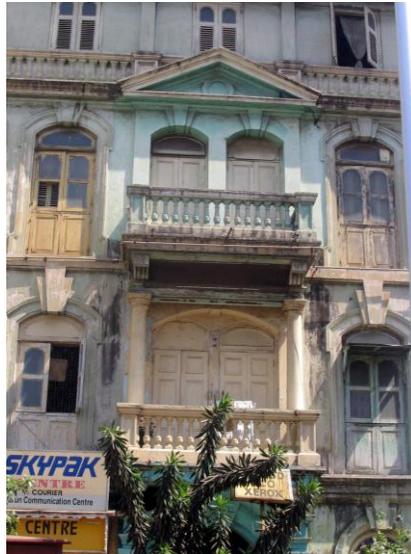
View from 12th Khetwadi lane



Projecting balconies on all the floors



Semicircular openings on the ground floor and segmental openings on the 1st floor



Balconies projecting on the central façade



Double height windows on the 1st floor

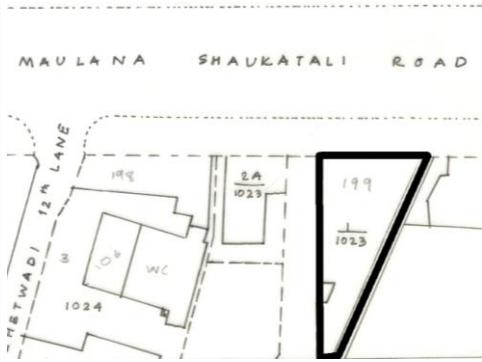


Decorative entrance



Wooden joist flooring with girders supported by decorative cast iron brackets

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

	Common Ref. No.:	
	Card No.: D-22	
	Ward (Part): D-IV	
	CS No.: 1 / 1023	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Tijoriwala Building	
		

1.0	Denomination		
1.1	Name of Premises	Tijoriwala Building	
1.2	Earlier Name	Ishrat Chambers	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road), near Play House bus stop	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a busy street front of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads. One of the very few remaining buildings representing the typology of road facing ornamental buildings on this road.	
5.2	Architectural Description	The building is highly ornamental with features like cornice bands, pilasters, architraves etc. on the façade. Semi octagonal balconies with balustrade and decorative bracket are the prominent features. The long balconies covering the side façade has intricate C.I. railing punctured with vertical posts at regular intervals. Exquisitely detailed C.I. brackets support the balconies. The weather shade is composed of small coloured glass pieces neatly set in the wooden frames forming a continuous grid pattern.	
5.3	Intrinsic	Predominantly Muslim neighbourhood that was famous for its cultural activities.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	60cm high stone plinth in ashlar masonry	
7.2	Walls	23cm thick brick wall	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Dog legged wooden staircase with simple balusters		
7.5	Openings	Semicircular openings on first floor, segmental arched openings on second floor and rectangular openings with wooden frame and glazed shutters on third floor.		
7.6	Roofing	Sloping roof with wooden trusses and plain eaves board		
7.7	Articulation	Cornice band along first and third floor. All the openings have decorative architraves around. Balconies have decorative R.C.C. brackets for support, which act as keystones for lower windows. Decorative grooved pilasters on all floors. Decorative balusters for balconies. Balconies have decorative Attic cornices at sill level. All the windows have different design for shutter frames. Grooved pilasters act as false columns.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good (Needs maintenance)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Tijoriwala Building



View from Maulana Shaukat Ali Road



Decorative parapet wall of the balcony



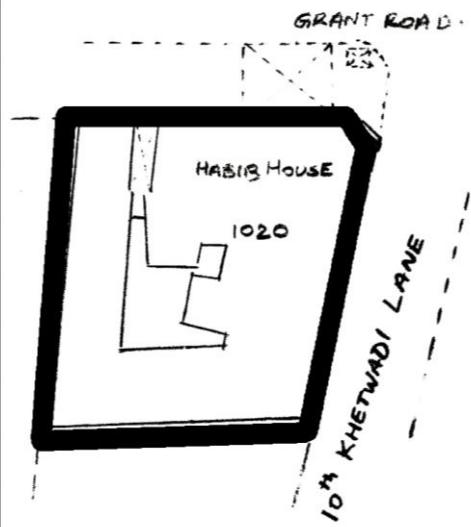
Channeled rustication on the façade



Decorative cast iron bracket supporting the balcony

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-23	
	Ward (Part): D-IV	
	CS No.: 1020	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Habib Building	



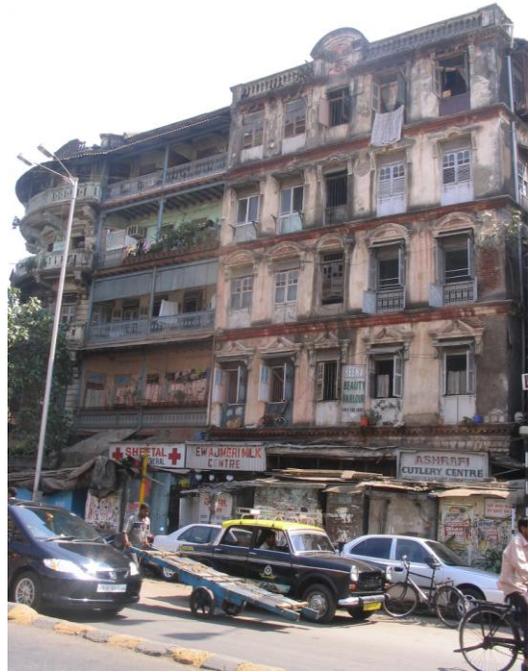
1.0	Denomination		
1.1	Name of Premises	Habib Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	10 th Khetwadi Lane	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located near the junction of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads and 10 th Khetwadi Lane.	
5.2	Architectural Description	Located next to the Alfred Cinema is prominent due to its rounded corner with the rounded balconies having decorative concrete jali railing. It has cornice bands at all floor levels. The third floor balconies project slightly more than the lower balconies.	
5.3	Intrinsic	Located in a highly Social area near Khetwadi.	
5.4	Value Classification	A(arc), B(des), F, A(his)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	60 cms high stone plinth in coursed ashlar masonry	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative balusters	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	
7.7	Articulation	Cornice bands at all floor levels. Decorative pediments at lintel levels and decorative motifs on the façade.	

7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness seen at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: In the year 1672 farmers, gardeners, carpenters, blacksmiths, moochees migrated to Mumbai because of the East India Company. Later in the year 1804 areas of Kamathipura and Kumbharwada were reclaimed and colonies were established during the construction of the Bellasis road. The entire area was hit badly during the Plague of 1896, thus to improvise the living standards of the city after the plague, Bombay Improvement Trust (B.I.T.) laid out the grid-iron plan for Kamathipura, Khetwadi and Kumbharwada in the year 1916.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Habib Building



View from Patthe Bapurao Marg



View from Maulana Shaukat Ali Road

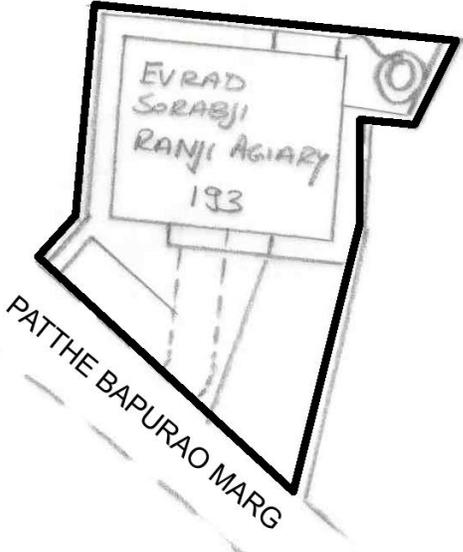


Corner portion of the building



Segmental parapet wall of the terrace

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: D-24			
	Ward (Part): D-IV			
	CS No.: 193			
	Plot Area: 571.91 sq.m.			
	B U Area: 2144.66 sq.m.			
	Date: March, 2005			
	Record by: Gauri J, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\Evrad Sorabji Hormusji Ranji Agiary (Adarian)			
1.0	Denomination			
1.1	Name of Premises	Evrads Sorabji Hormusji Ranji Agiary (Adarian)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1867	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	Patthe Bapurao Marg (Falkland Road) (Near Corner of Grant Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Patthe Bapurao Marg, which is one of the major North-South arterial roads at the corner junction of Grant Road.		
5.2	Architectural Description	This agiary in Achaemenian style is one of the oldest agiary at Grant Road. The staggered parapet wall in Achaemenian style is an eye catching feature which is further highlighted by 'Furoher' centrally which is the religious motif of Parsi Community. The pilasters on the façade with decorative capitals makes the agiary look different from the other agiaries in the vicinity. The entire compound wall has been encroached by shops with their signboards. The entrance gate has decorative 'Acorns' on either sides.		
5.3	Intrinsic	One of the oldest agiaries. The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.		
5.4	Value Classification	A(arc), A(cul), B(per), B(uu), C(seh), D(dio)	Recommended Grade II A	
6.0	Topography			
6.1	Floors	G + 4		

7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	
7.7	Articulation	Intricately detailed pediment, projecting cornices, pilasters, motifs and projecting columns with persepolitan capitals.	
7.8	Finishes	Internally and externally cement plastered and painted	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Brick wall with C.I gate	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Interiors, not of heritage value	
8.0	Services & Utilities		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
9.0	Condition		
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or cracks observed)	
9.3	Floor	Access denied	
9.4	Stairs	Access denied	
9.5	Openings	Good (Wooden members in good condition)	
9.6	Roofing	Good (No leakage observed)	
9.7	Articulation & Finishes	Good (Well maintained)	
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall condition	Good	Maintenance level Good
10.0	Transformation		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP Remarks / Perceived Threats	None	
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai	

Evrad Sorabji Hormusji Ranji Agiary (Adarian)



Evrad Sorabji Hormusji Ranji Agiary



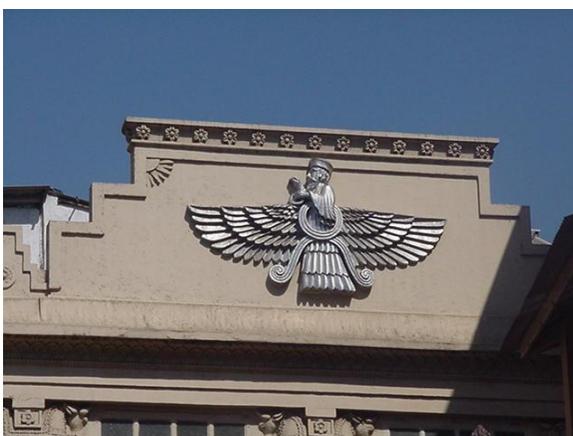
Achaemenian style parapet wall



Animal motifs as pilaster capitals on the façade



Wooden carved decorative eaves fascia

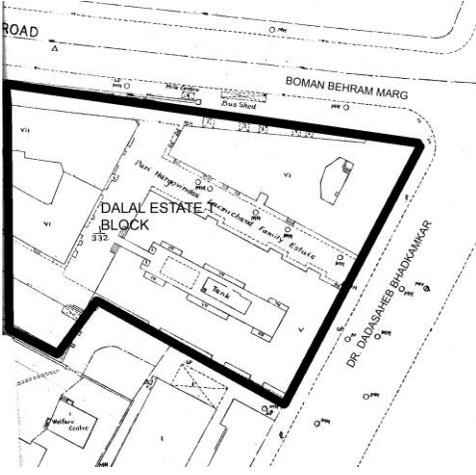


'Furoher' at the center of the parapet wall



Acorn like feature above the gate

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

	Common Ref. No.:	
	Card No.: D-25	
	Ward (Part): D-IV	
	CS No.: 1 / 332	
	Plot Area: 5301.04 sq.m.	
	B U Area: 25444.99 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Dalal Estate (T Block)		

1.0	Denomination		
1.1	Name of Premises	Dalal Estate (T Block)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)	
2.2	Subsidiary	Jahangir Boman Behram Marg (Bellasis Road)	
3.0	Ownership Pattern		
3.1	Present	Sir Mohamed Yusuf KT and others	
3.2	Past	Sir Mohamed Yusuf KT and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a strategic junction, these large connected buildings enclosing open space on Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads and Jahangir Boman Behram Marg, which is one of the major East-West arterial roads follows the street profile, opposite Bombay Central station.	
5.2	Architectural Description	Corner building with prominently decorative projecting balconies in the facades. There are rounded balconies with flanking columns at corner, decorative concrete grill as parapet. Other balconies of C.I. bulging railings. Some of the balconies have Art Deco style M.S. railings and diamond motifs. The Jahangir Boman Behram Marg is badly tampered.	
5.3	Intrinsic	Such precincts known as 'Estates' as a complex of 2-3 wings or buildings on the single ownership plot with a large open space on the inner side for community use.	
5.4	Value Classification	A(arc), E, F, G(grp), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Wooden, open well staircase with decorative wooden balusters and Newel post etc.		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	Corner building with rounded balconies. Decorative concrete jali for balcony. Horizontal decorative bands with geometric design seen at lintel level on all floors.		
7.8	Finishes	Malad stone cladding on façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at the ceiling of fifth floor)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Balconies enclosed at some places.		
10.2	Structure	MS channels added to support balconies.		
10.3	Articulation & Finishes	Balconies enclosed at some places. Hoardings and signages added on ground floor. Grills and sliding windows and AC sheet chajjas added later. Kadappa tiles added at entrance.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai.		

Dalal Estate Precinct (T block)



View from Junction of Dr. Dadasaheb Bhadkamkar Marg and Jahangir Boman Behram Marg



Concrete jali for the balcony



View of the interiors



View of the interiors from Dr. Dadasaheb Bhadkamkar Marg

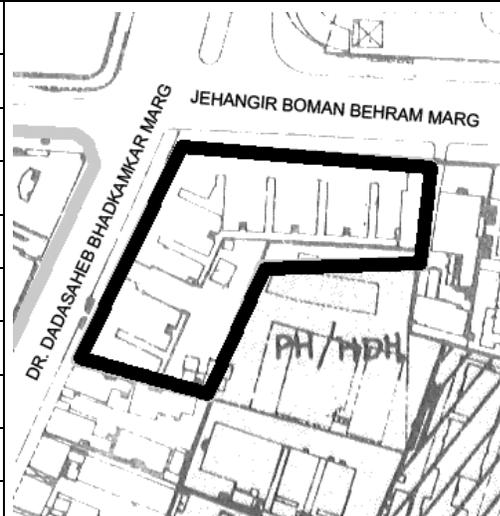


Internal Facade



Decorative bands around the windows

	Common Ref. No.:	
	Card No.:	D-26
	Ward (Part):	D-IV
	CS No.:	Not available
	Plot Area:	Not available
	B U Area:	Not available
	Date:	March, 2005
	Record by:	Gauri J, Tanvi O
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-IV-D:\Ward D\Shivlal Modilal Mansion



1.0	Denomination		
1.1	Name of Premises	Shivlal Modilal Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)	
2.2	Subsidiary	Jahangir Boman Behram Marg (Bellasis Road)	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on the strategic junction of Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads and Jahangir Boman Behram Marg, which is one of the major East-West arterial roads, opposite Dalal Estate Block defining the junction. Follows the street front of Jahangir Boman Behram Marg (old Bellasis Road) on which the buildings are abutting each other sharing the roof profile.	
5.2	Architectural Description	This building has a fusion of two architectural styles; the central block with flat roof has Neo-classical ornamental features like triangular and scrolled pediments, coupled Ionic columns and segmental windows. The two side facades are in Vernacular style with twin gable roofs and timber balconies with posts and brackets and intricate C.I. grills. The staircase is in the central block.	
5.3	Intrinsic	The history of this building linked to Jahangir Boman Behram Marg which was built in 1788 by poor labourers from Surat who were driven out due to famine.	
5.4	Value Classification	A(arc), B(des), I(sce), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	75 cms high plastered masonry plinth	
7.2	Walls	23 cms thick brick Wall	

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Entrance has a semicircular opening with keystone with a pediment on top and simple motif on the tympanum. Cornice band at all floor levels. Shape of the pediment changes at 1 st and 2 nd floor. Coupled Doric columns are seen on either sides of the staircase block. Balconies supported by wooden joists having brick bat coba above. Balconies have decorative C.I railings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Plaster has been worn out by climatic conditions)		
9.2	Walls	Fair (Paint has chipped off and hence needs plastering and painting)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakages observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Electrical services need proper maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sign boards of commercial shops on ground floor. Tin chajjas added on later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Notes: Building is in a very poor condition. Facade has a good heritage value and needs maintenance. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Shivlal Modilal Mansion



View from Jahangir Boman Marg



View from Dr. Dadasaheb Bhadkamkar Marg

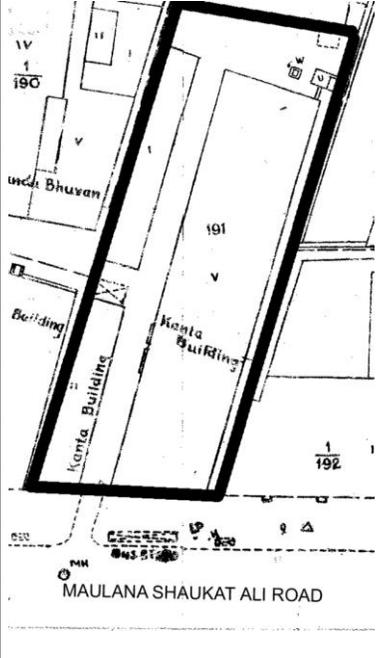


Cornice bands and different pediments at all floor levels



Front elevation

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-27	
	Ward (Part): D-IV	
	CS No.: 191	
	Plot Area: 1241.65 sq.m.	
	B U Area: 4138.83 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Kanta Building		

1.0	Denomination		
1.1	Name of Premises	Kanta Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Asgerali Mohamad Hussai Pardawala and others	
3.2	Past	Asgerali Mohamad Hussai Pardawala and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Stands on a street front of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads abutting a small street.	
5.2	Architectural Description	This Vernacular style building looks interestingly because of the projecting balconies being divided in to two parts through out all the floors. These balconies have decorative railings and are supported by decorative reinforced concrete brackets. The façade is relatively plain till the first floor and does not have any projecting balconies. The windows on the first floor have simple architraves.	
5.3	Intrinsic	Building of early 20 th century period located in an area having Mohammedian Community majority.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	15 cms plastered masonry plinth	
7.2	Walls	15 cms thick brick load bearing wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with simple balusters	
7.5	Openings	Semicircular arched openings with wooden frame and glazed shutters. Louvered windows on first floor.	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Grooved brick pilasters at intervals between balconies and at the corners. Semicircular windows have architraves around. Balconies projecting on second, third and fourth floor have typical decorative balusters and are supported by decorative reinforced concrete brackets. Cornice bands are seen at first and third floor level. Decorative semicircular moulding above the cornice band of first floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	No Interiors of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	BMC		
8.5	Drainage (Plumbing and Sanitation)	BMC		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Plastering has worn out due climatic conditions)		
9.2	Walls	Fair (Dampness seen at few places)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Gutter needs to be maintained)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Kanta Building



Side profile of the building



View from Maulana Shaukat Ali Road



Projecting balconies with weather sheds

Right side elevation not seen due to proximity of adjoining buildings

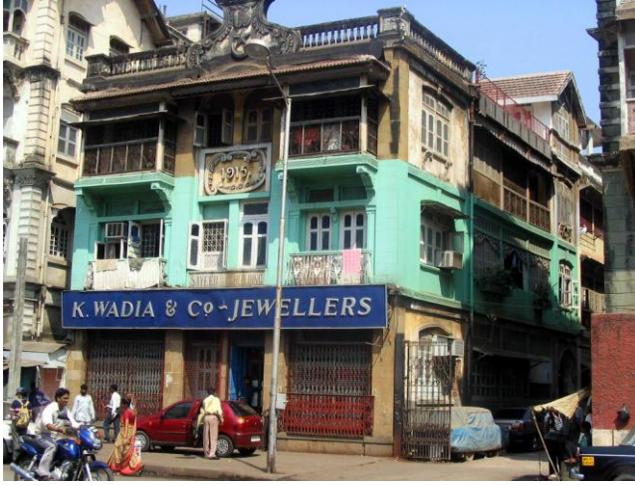
	Common Ref. No.:	
	Card No.:	D-28
	Ward (Part):	D-IV
	CS No.:	3 / 190
	Plot Area:	428.10 sq.m.
	B U Area:	1091.65 sq.m.
	Date:	March, 2005
	Record by:	Gauri J, Ojas P
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-IV-D:\Ward D\George Building



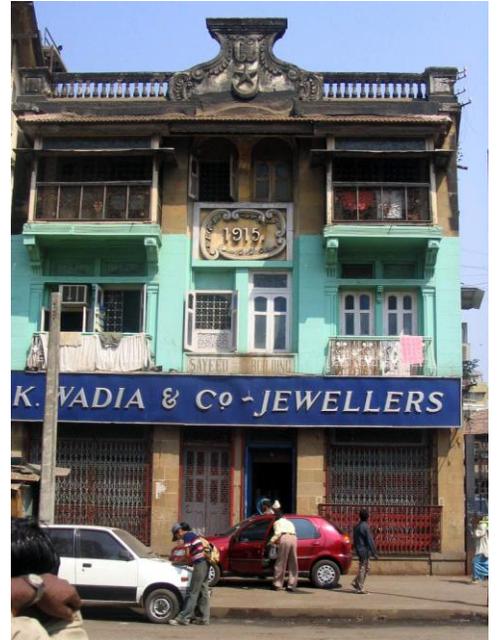
1.0	Denomination		
1.1	Name of Premises	George Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1915	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Azizabai Siddick	
3.2	Past	Azizabai Siddick	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on plot abutting Maulana Shaukat Ali Road, which is one of the major East-West arterial roads.	
5.2	Architectural Description	Typical Neo-classical style building has the date being done in stucco work on the façade with decorative motifs. The terrace parapet wall has decorative balustrade except for the centre of the façade where it has decorative profile of the parapet wall. Windows have decorative architraves. The projecting balconies have decorative brackets.	
5.3	Intrinsic	This building of the early 20 th century makes a mark on the road because of its modest look.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	60 cms high masonry plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with simple wooden balusters	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters. Segmental arched openings on ground floor.	

7.6	Roofing	Mangalore tile pitched roof with wooden trusses. Plain eaves board.		
7.7	Articulation	Basalt stone cladding only for façade. Ground floor rectangular openings have keystone. First floor openings are segmental arched. Second floor balconies are supported by R.C.C. brackets. Second floor has cornice band. The vertical stone band is broken up by short horizontal cement concrete bands. Balconies have CI railing.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with no paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Plastering has chipped off)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Wooden members need maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

George Building



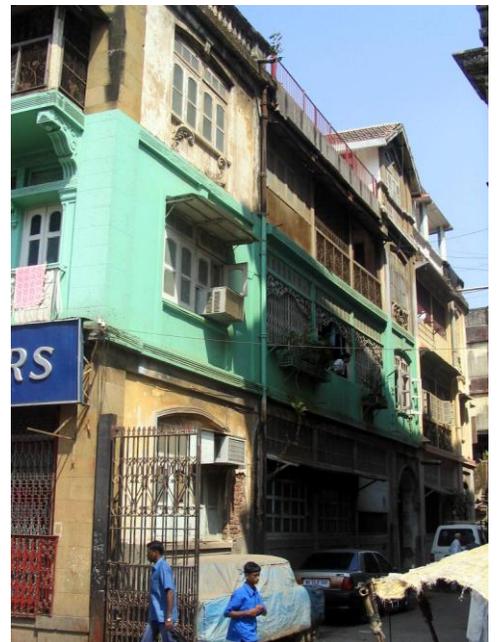
View from Maulana Shaukat Ali Road



Front elevation



Detail of decorative parapet and the built in date in stucco work on the façade



Side view from Maulana Shaukat Ali Road

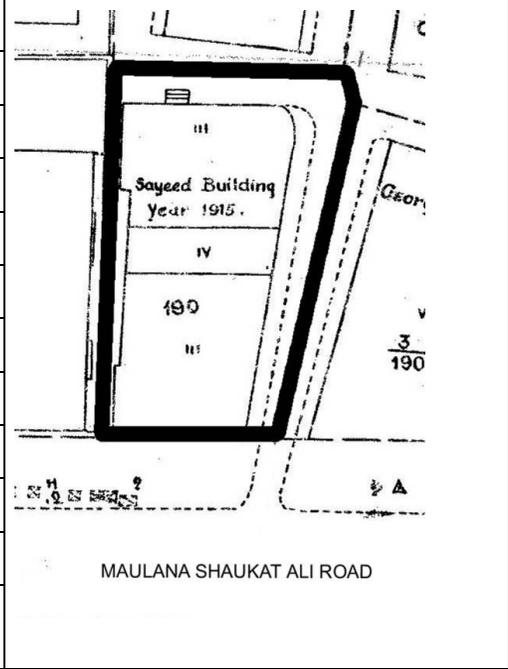


Name of the building on a stone below a window

Left side elevation not seen due to proximity of adjoining buildings



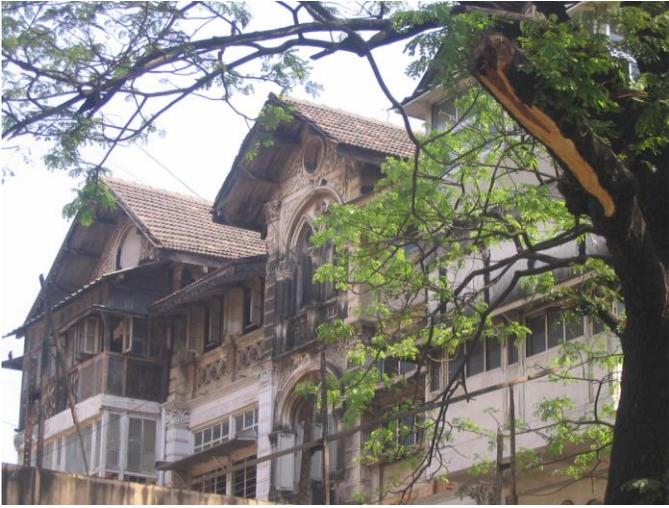
Common Ref. No.:	
Card No.:	D-29
Ward (Part):	D-IV
CS No.:	190
Plot Area:	509.20 sq.m.
B U Area:	1145.7 sq.m.
Date:	March, 2005
Record by:	Gauri J, Ojas P
Review by:	Neera Adarkar
Internal:	As above
External:	As above
Photo Ref.:	T-IV-D:\Ward D\Sayeed Building



1.0	Denomination			
1.1	Name of Premises	Sayeed Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	1915	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Maulana Shaukat Ali Road (Grant Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Maulana Shaukat Ali Road, which is one of the major East-West arterial roads having less height as compared to the surrounding buildings.		
5.2	Architectural Description	Typically Vernacular style structure having sloping roof with Mangalore tiles. The roof profile is interesting because it has three pitched roofs over the bays with a circular ventilator having decorative motifs around. Highly ornamental building with Carved balcony brackets, balconies with C.I railings. The building has cornice bands and motifs. Central bay is highly decorated by a motif of the date and a typical Islamic Star and Moon symbol on top surrounded by balusters. The building proportions are not good and it does not maintain the high rise skyline of Maulana Shaukat Ali Road.		
5.3	Intrinsic	Date inscribed on the façade.		
5.4	Value Classification	A(arc), B(des), F	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Wooden joist flooring		

7.4	Stairs	Dog legged wooden staircase with decorative wooden balusters		
7.5	Openings	Rectangular openings with wooden frame and fully glazed shutters. Segmental arched windows.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden truss		
7.7	Articulation	Central bay is highly decorated by a motif of the date and a typical Islamic Star and Moon symbol on top surrounded by balusters. Carved brackets, Motifs, Narrow balconies with CI railing, balusters.		
7.8	Finishes	Partly Malad stone cladded front otherwise plastered, painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal front open space without paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Mangalore tiles need to be replaced)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Poor (Wooden members need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Ground floor façade partly covered by signboards, troughs for plants, collapsible gates and windows added to balcony.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Sayed Building



View from Maulana Shaukat Ali Road

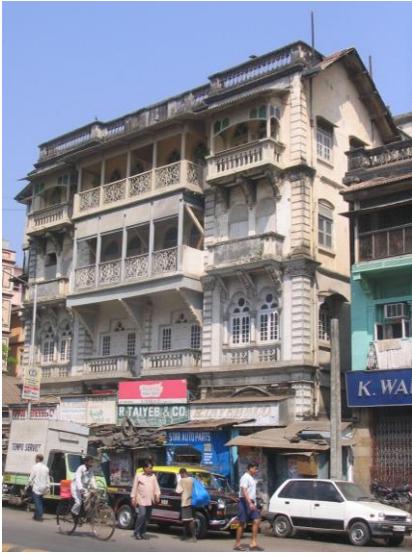


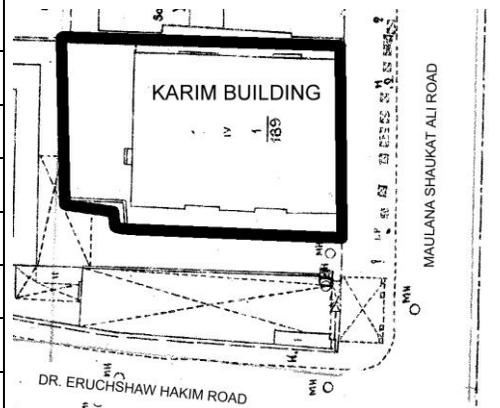
Rounded bar tracery on the 2nd floor



Front elevation

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

	Common Ref. No.:	
	Card No.: D-30	
	Ward (Part): D-IV	
	CS No.: 189	
	Plot Area: 1063.56 sq.m.	
	B U Area: 3190.68 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Karim Building		



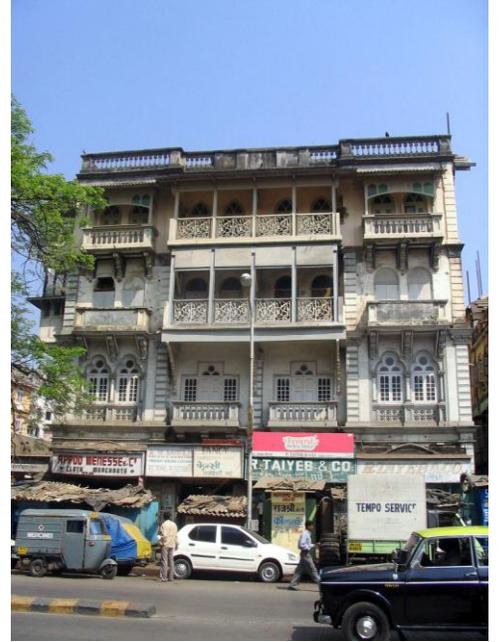
1.0	Denomination		
1.1	Name of Premises	Karim Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Dr. Enruchshaw Hakim Lane	
3.0	Ownership Pattern		
3.1	Present	Adie, Minerva Apartments owners condominium	
3.2	Past	Adie, Minerva Apartments owners condominium	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Maulana Shaukat Ali Road, which is one of the major East-West arterial roads near Super Cinema.	
5.2	Architectural Description	A Neo-classical building situated on Maulana Shaukat Ali Road. Building has features like cornice bands, decorative wooden brackets, balusters etc. The façade has a variety of arches on different floors i.e. shoulder arches on first floor and equilateral pointed arches on second floor.	
5.3	Intrinsic	This structure is located in the old neighbourhoods of Grant Road.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	60 cms high stone plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters	
7.6	Roofing	Mangalore tiled pitched roof. Plain Eaves Board.	

7.7	Articulation	Horizontal projections on ground floor. Cornice band at first floor level. Balconies projecting on first floor are supported by decorative R.C.C. brackets. Balconies on the second and third floor are supported by decorative wooden brackets. First floor balcony has R.C.C. balusters and second and third floor balconies have C.I railings. Decorative Brick pilasters with horizontal projections and a floral capital similar to Corinthian order on the façade. The window at right hand side on first floor is shoulder arched, on second floor is semicircular and on third floor is equilateral pointed arched openings. Windows on the side elevations are segmental arched.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observe at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Banners of commercial shops on ground floor.		
10.2	Structure	Decorative brackets are propped by MS angles brackets on first floor.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Karim Building



View from Maulana Shaukat Ali Road



Front elevation



Balcony supported by M.S I sections



Trifoliated windows with decorative concrete jali at the parapet level



Corner edge of the building has channeled rustication

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

	Common Ref. No.:	
	Card No.: D-31	
	Ward (Part): D-IV	
	CS No.: 996	
	Plot Area: 1540.14 sq.m.	
	B U Area: 1350.00 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\Alfred Cinema	

1.0	Denomination		
1.1	Name of Premises	Alfred Cinema	
1.2	Earlier Name	Ripon Theatre	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Patthe Bapurao Marg (Falkland Road)	
3.0	Ownership Pattern		
3.1	Present	Nessarwanj Manekji Parwala, Harmusji Manekji Parwala	
3.2	Past	Sorabji Parwala	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a busy corner of Maulana Shaukat Ali Road, which is one of the major East-West arterial roads and Patthe Bapurao Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	This is a typical Neo-classical style structure which prominently stands at a corner junction. It has features like decorative architraves around the windows. The corner of the building has triangular pediments above the fenestrations. The windows have concrete jali as a parapet wall. The terrace of the structure has a lacing of decorative concrete jali parapet wall.	
5.3	Intrinsic	Structure of Socio-cultural importance in the old Grant Road area.	
5.4	Value Classification	A(arc), I(sce), A(his)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	30 cms high plastered stone plinth	
7.2	Walls	Brick masonry walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Open well R.C.C. staircase	
7.5	Openings	Rectangular openings with wooden frames and fully glazed shutters	

7.6	Roofing	Combination of flat roof and partly sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Triangular pediments, motifs, concrete jalis, cornice bands, pilasters with floral capitals, stained glass are the elements used for articulating the building.		
7.8	Finishes	Externally Malad stone cladded and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	No Interiors of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	BMC		
8.5	Drainage (Plumbing and Sanitation)	BMC		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Some split air-conditioning units in balcony		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Good		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Steel framework for posters, signboards and shed at ground floor level with M.S brackets and A.C sheets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Cinema Theatre on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: After the great fire of 1803, which destroyed much of the northern Fort district, Indian merchants were encouraged to inhabit a separate Native Town. A significant reclamation project was the completion of Grant Road in 1839. The theater activity in Grant Road area had begun by that time at the Grant Road theatre by showing English plays and the plays by Parsis. A theatre came on the scene. It was known as the Theatre Royal or simply the Play House (Pila Haus), a sole building on the street at the time of its opening. The Pila house featured many dramas during the period and the entire area of Grant Road thus became famous for the play and drama.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Alfred Cinema



View from the junction of Patthe Bapurao Marg and Maulana Shaukat Ali Road



View of the galleries from the external side



View from Maulana Shaukat Ali Road



Cinema banners on the facade



View from Khetwadi 10th lane

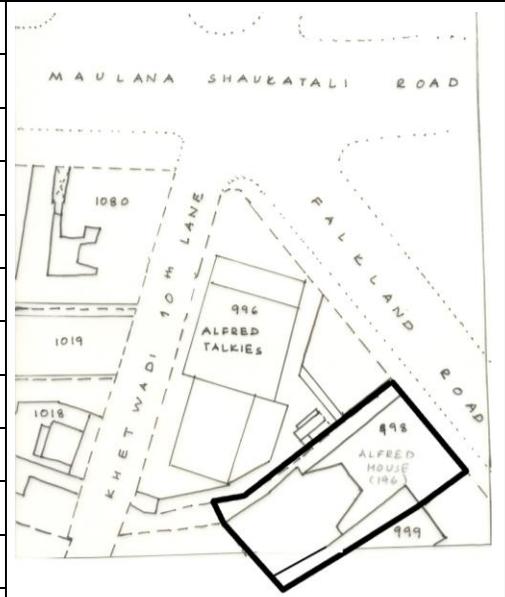


Detail of the architraves



View towards Patthe Bapurao Marg

	Common Ref. No.:	
	Card No.: D-32	
	Ward (Part): D-IV	
	CS No.: 998	
	Plot Area: 831.11 sq.m.	
	B U Area: 900 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Alfred House		



1.0	Denomination		
1.1	Name of Premises	Alfred House	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Pathe Bapurao Marg (Falkland Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Zainuddin Ali Hussain	
3.2	Past	Fakhruddin Ali Hussain	
3.3	Status	Tananted	
4.0	Use		
4.1	Present	Commercial, Industrial	
4.2	Past	Commercial, Industrial	
4.3	Usage	Regular commercial and industrial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located near the junction of Pathe Bapurao Marg, which is one of the major North-South arterial roads besides Alfred Cinema in the famous Pila House area.	
5.2	Architectural Description	A low-rise building which is sprawling in nature. The façade is divided in five symmetrical bays. Each bay is identified with horizontal grooves in stuccowork. Moderately decorative building with arches, architraves, cornice bands on the façade.	
5.3	Intrinsic	One of the non-residential buildings in Neoclassical style in the old parts of Grant Road area.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	30 cms high masonry plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden frame and glazed folding shutters on first floor. Semicircular windows for ground floor.	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Brick pilasters from first to second floor. Cornice band at terrace floor level. Semicircular arches have decorative keystone of cement concrete. Windows have architraves around. Cornice band of terrace floor has dentils. Terrace parapet has typical decorative balusters with rectangular brick blocks with simple rectangular moulding breaking is monotony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (Needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (Flooring tiles to be replaced)		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Alfred House



Detail of channeled rustication on the facade



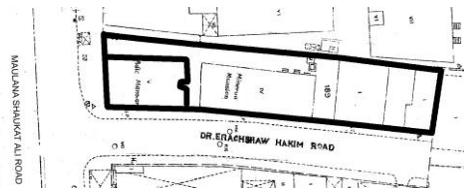
Side elevation



View from Pathe Bapurao Marg

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

	Common Ref. No.:	
	Card No.: D-33	
	Ward (Part): D-IV	
	CS No.: 189	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Adie Mansion		



1.0	Denomination		
1.1	Name of Premises	Adie Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Maulana Shaukat Ali Road (Grant Road)	
2.2	Subsidiary	Dr. Enruchshaw Hakim Road	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Stands on the street front of the Maulana Shaukat Ali Road, which is one of the major East-West arterial roads.	
5.2	Architectural Description	Being a corner building it stands peominent the road. The structure has no particular style but the decorative elements used on the façade acquire some heritage value. The facades are simple with no heavy ornamentation. The elements such as cornice bands simple motifs, architraves are used on the façade.	
5.3	Intrinsic	Occupied mostly by Mohammedian community of the old Grand Road area.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	60 cms high Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters, double shutters	

7.6	Roofing	Combination of sloping roof with Mangalore tiles and flat roof terrace		
7.7	Articulation	Cornice band at first floor level. Simple rectangular mouldings on the façade. Windows have simple rectangular architraves around. Third floor level has cornice band with dentils below.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Commercial banners on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Adie Mansion



View from Maulana Shaukat Ali Road



Front elevation



Pilaster detail at the corner edge of the building



Gutter following the roof line

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: D-34			
	Ward (Part): D-IV			
	CS No.: 628			
	Plot Area: 739.97 sq.m.			
	B U Area: 1680 sq.m.			
	Date: March, 2005			
	Record by: Gauri, J Ojas, P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\Minerva Mansion			
				
1.0	Denomination			
1.1	Name of Premises	Minerva Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Enruchshaw Hakim Road		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Javervahoo Lalji Dayal, Lalubhai Trimbabramal, Meghiji Gopalji, Chaturbhuj Gordhandas, Sunderdas Ranehodas, Charandas Meghji, Gordhandas Vallabhdas Chaturbhuj, Seth Lalji Dayal (amalgamated trust)		
3.2	Past	Javervahoo Lalji Dayal, Lalubhai Trimbabramal, Meghiji Gopalji, Chaturbhuj Gordhandas, Sunderdas Ranehodas, Charandas Meghji, Gordhandas Vallabhdas Chaturbhuj, Seth Lalji Dayal (amalgamated trust)		
3.3	Status	Owner		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Dr. Enruchshaw Hakim Road off Maulana Shaukat Ali Road, which is one of the major East-West arterial roads.		
5.2	Architectural Description	This structure is a combination of Vernacular style and to some extent Neo-classical style. Ornamental building with cornice bands. Double windows on all upper floors and a series of doors on ground floor. Ground floor and top floor has rectangular openings otherwise segmental arch is used for windows with projecting keystones. Central Staircase bay is highly decorated by windows at midlanding level the cornice bands on their lintels in Straight or arched profile. The building is topped by a Mangalore tiled pitched roof.		
5.3	Intrinsic	The building is primely occupied by Mohammedian Community.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick load bearing walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with C.I ornamental railing		
7.5	Openings	Segmental arched, rectangular double windows partly glazed with stained glass		
7.6	Roofing	Mangalore tiled pitched roof with wooden trusses		
7.7	Articulation	Cornice band is seen at first and third floor. Windows have simple architraves.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Chajja added on C.I brackets on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Minerva Mansion



View from Dr. Enruchshaw Hakim Marg



Façade has double height windows



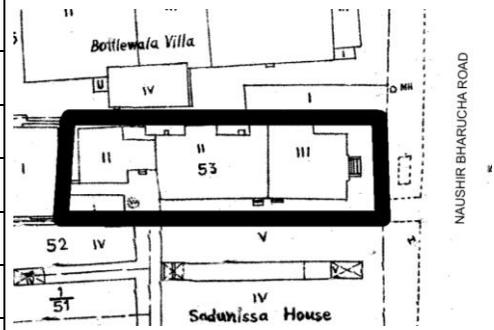
Staircase has decorative cast iron balusters



Decorative motifs like husks seen above the entrance

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

	Common Ref. No.:	
	Card No.: D-35	
	Ward (Part): D-IV	
	CS No.: 53	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.:	T-IV-D:\Ward D\Bhai Dinabhai Shethna Charity Building	



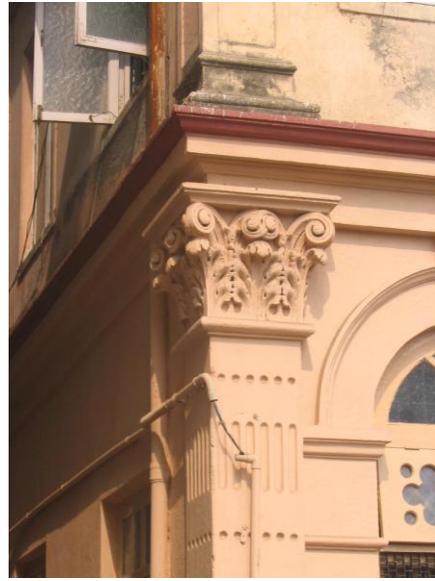
1.0	Denomination		
1.1	Name of Premises	Bhai Dinabhai Shethna Charity Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Naushir Bharucha Marg (Sleater Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Naushir Bharucha Marg, which is one of the major North-South arterial roads opposite Grant Road Station.	
5.2	Architectural Description	Moderately ornamental small scale building next proportions forming part of the streetscape opposite of Grant Road Station. The building has many Neo-classical style features like pilasters, pediments arch windows with fanlight and cornice band. Pilasters on ground floor has decorative floral capital in contrast to the simple character on the first and second floor.	
5.3	Intrinsic	This building located near Grant Road Station belongs to a cosmopolitan area.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	60 cms high plastered stone plinth	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Semicircular windows with keystone on ground floor.		
7.6	Roofing	Sloping roof with Manglore tiles and wooden trusses		
7.7	Articulation	Cornice band at floor level. Cornice band at second floor level has dentils. Second floor has pilaster at intervals between the openings. Entrance is topped by a pediment with dentils and supported by grooved pilasters.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	C.I fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Bhai Dinabhai Sethna Charity Building



View from Naushir Bharucha Marg



Decorative pilaster detail



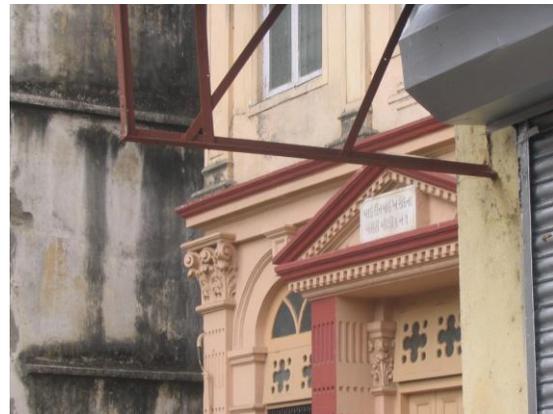
Highly ornamental pediment with dentils at the entrance



Marble Plaque on the side wall with inscription in Gujarathi



C.I entrance gate

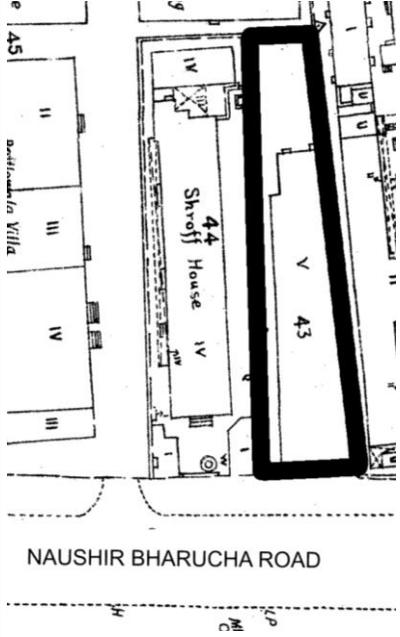


The adjacent buildings are not in line with the building



View from the entrance gate

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

	Common Ref. No.:	
	Card No.: D-36	
	Ward (Part): D-IV	
	CS No.: 346	
	Plot Area: 308.86 sq.m.	
	B U Area: 1029.53 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Mistry Building		

1.0	Denomination		
1.1	Name of Premises	Mistry Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not available
2.0	Access		
2.1	Main	Naushir Bharucha Marg (Sleater Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	The Sterling Investment Corporation Limited	
3.2	Past	The Sterling Investment Corporation Limited	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Stands opposite Grant Road Station on Naushir Bharucha Marg, which is one of the major North-South arterial roads and has similar architectural character as the building in vicinity.	
5.2	Architectural Description	Moderately ornamental building with Greek order colonnade on the ground floor. Facade has decorative pilasters and semicircular arches with prominent keystone. The double window placed uniformly on the façade gives a neat and formal character.	
5.3	Intrinsic	A Neo-classical style building belonging to the Parsi community of the Grant Road area.	
5.4	Value Classification	B(per), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	30 cms high plastered stone plinth	
7.2	Walls	23 cms thick load bearing brick wall	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazing and ground floor has semicircular openings	

7.6	Roofing	Sloping roof with Mangalore tiles and decorative wooden eaves board		
7.7	Articulation	Cornice bands at all floor levels. Cornice band at first floor has dentils. Decorative floral motifs below the cornice band of first floor. Entrance has decorative semicircular arching with keystones supported by columns having Doric order base and floral capital. All the segmental arched windows have decorative architraves except for windows on fourth floor. Decorative pilasters on the facade at all floors.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces without paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (Needs plastering and painting)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Good (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Ground floor opening filled up.		
10.2	Structure	Chajjas added to some windows later.		
10.3	Articulation & Finishes	Top floor added subsequently.		
11.0	DP Remarks / Perceived Threats			
		Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Mistry Building



Front elevation



Segmental double height windows



One of the three entrance arches has been partly filled up



Decorative archivolt with Corinthian columns

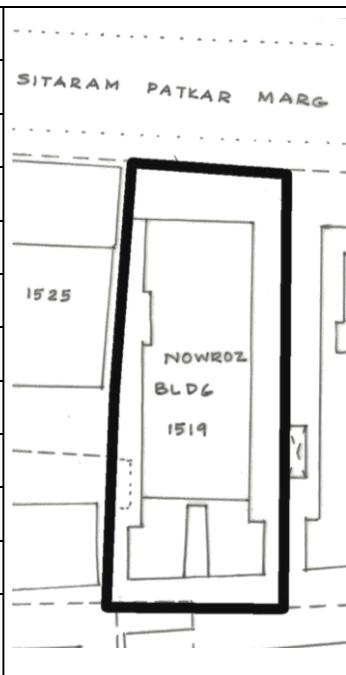


View from the interior



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

	Common Ref. No.:	
	Card No.: D-37	
	Ward (Part): D-II	
	CS No.: 1519	
	Plot Area: 1061.04 sq.m.	
	B U Area: 2050 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Nowroz Building		



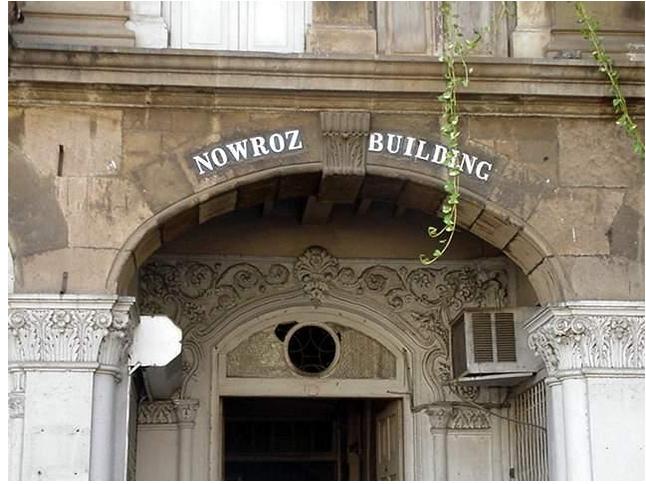
1.0	Denomination			
1.1	Name of Premises	Nowroz Building		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Sitaram Patkar Marg (Huges Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Fathemabai Alibhai		
3.2	Past	Fathemabai Alibhai		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on Sitaram Patkar Marg, which is one of the major North-South arterial roads near Girgaon Chopatty sharing the skyline and character of the adjoining building which higher in its architectural value.		
5.2	Architectural Description	A tall G + 4 building moderately embellished with Neo-classical elements. Semicircular arched corridor on ground floor has decorative keystones at entrance, columns protruding have decorative capital having floral motifs. Decorative R.C.C. balustrades on ground floor parapet wall. Decorative brackets support balconies projecting. Projecting cornice band at 1 st floor to 2 nd floor level. At capital level there are motifs on façade. Windows have architraves. Orders on 3 rd and 4 th floor with decorative floral capitals. Geometrical decorative on base. Entrance has segmental arch with decorative keystone. Decorative floral motifs on façade below balconies on 2 nd and 4 th for level are prominent.		
5.3	Intrinsic	This area has residences of persons which belonged to the upper class during the colonial rule.		
5.4	Value Classification	A(arc), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Basalt stone plinth in coursed Ashler masonry		
7.2	Walls	Brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters		
7.5	Openings	Semicircular arched openings on ground floor, rectangular openings with wooden frames and glazing on other floors. Double height shutter windows.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Semicircular arched corridor on ground floor has decorative keystones at entrance; columns protruding have decorative capital having floral motifs. Entrance has highly decorative floral carvings. At capital level there are motifs on façade. Windows have architraves. Orders on third and fourth floor have decorative floral capitals. Entrance has segmental arch with decorative keystone. Decorative floral motifs on façade below balconies of second and fourth floor level.		
7.8	Finishes	Malad stone on facade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Stonewall with decorative MS railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good		
9.3	Floor	Good		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sliding windows, grills, hoarding and semicircular arched corridor on ground floor completely enclosed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.			

Nowroz Building



View from Sitaram Patkar Marg



Malad stone clad entrance



Decorative balustrade at terrace parapet level and Corinthian columns on the façade



Decorative pilasters at the ground floor level



Balcony having cast iron railing



Balcony supported by decorative brackets

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

	Common Ref. No.:	
	Card No.: D-38	
	Ward (Part): D-I	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Kamani House	



1.0	Denomination		
1.1	Name of Premises	Kamani House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Gopalrao Deshmukh Marg (Peddar Road)	
2.2	Subsidiary	M. L. Dahanukar Marg	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner plot located at the junction of Dr. Gopalrao Deshmukh Marg, which is one of the major North-South arterial roads and M. L. Dahanukar Marg.	
5.2	Architectural Description	This Art Deco style building is located in a higher income group locality. The building looks spacious with good front open spaces. The building is located at a corner junction from where M. L. Dahanukar Marg starts going up towards the East and the slope actually starts. It has typical rounded balconies towards the South. The balconies facing Dr. Gopalrao Deshmukh Marg are simple rectangular supported by wooden posts.	
5.3	Intrinsic	Building located in an area belonging to a higher income group.	
5.4	Value Classification	A(arc), I(sce), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	R.C.C. open well staircase	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The rounded balconies of the South façade form typical Art Deco feature. The façade bears minimal ornamentation. The West façade has simple rectangular balconies.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Landscaping and concrete paving in side and front open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows, grills added later and few balconies enclosed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Kamani House



View from Dr. Gopalrao Deshmukh Marg



Bungalow on a sloping terrain



Rounded balcony with Art Deco style



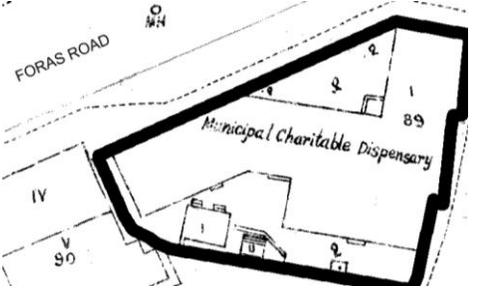
Detail of the window



Side view



Left side elevation not seen due to the proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: D-39	
	Ward (Part): D-IV	
	CS No.: 89	
	Plot Area: 668.90 sq.m.	
	B U Area: 891.86 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\ B.M.C. T.B. Clinic on Balaram Street	

1.0	Denomination		
1.1	Name of Premises	B.M.C. T.B. Clinic on Balaram Street	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Balaram Street	
2.2	Subsidiary	Alibhai Premji Marg (Foras Road)	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	MCGM	
4.0	Use		
4.1	Present	Public	
4.2	Past	Public	
4.3	Usage	Clinic	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at junction of Balaram Street and Mehta Chowk.	
5.2	Architectural Description	Simple and modest Vernacular style stone structure with minimal ornamentation having sloping roof with wooden trusses. Municipal dispensaries built in colonial era fall in the same typology. The wall is made out of Basalt stone in Random rubble pattern. The corner edges of the building have long and short work.	
5.3	Intrinsic	Constructed mainly to provide free health care for working class population, the city has many such health centres that have bare minimum functional facilities and spaces. Has random rubble masonry wall with decorative brackets supporting the roof.	
5.4	Value Classification	A(arc), A(his)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	15 cms high Basalt stone plinth	
7.2	Walls	Malad stone walls in random rubble masonry	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with Florentine arch	

7.6	Roofing	Sloping roof with wooden trusses and boardings. Decorative eaves board.		
7.7	Articulation	Random rubble masonry walls. Florentine arched openings. Long and short work in dressed Basalt stone. Decorative wooden eaves board.		
7.8	Finishes	Random rubble masonry walls		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Wooden members need maintenance)		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (CI eaves board needs to be properly maintained)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	A.C. sheets added on later.		
10.2	Structure	Extension wall added encroached by unauthorized shops.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Dispensary on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

B.M.C. T.B. Clinic on Baram Street



View from Baram Street towards Alibhai Premji Road



View from Alibhai Premji Road



Detail of sloping roof with the downtake pipe puncturing it



Random rubble masonry wall with a circular ventilator



Elevation from Alibhai Premji Road



View from Alibhai Premji Road towards Baram Street



Detail of wooden brackets



Elevation from Alibhai Premji Road

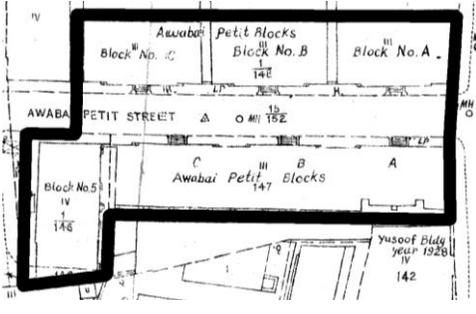
Left side elevation not seen due to proximity of adjoining buildings

Awabai Petit Path Precinct

The precinct has Vernacular style structures with plain facades and minimal ornamentation. But characterized by a series of balconies associated with a Parsi precinct. The balconies overlook the narrow Awabai Petit Path and have simple wooden balustrades. The buildings of the precinct are not physically separated but are divided in to different blocks or wings. The buildings of the precinct are lowrise structures with simple articulation.

Buildings in the Precincts:

- 1) Block A1
- 2) Block A2
- 3) Block B1
- 4) Block B2
- 5) Block C1
- 6) Block C2
- 7) Block 1
- 8) Block 2
- 9) Block 3
- 10) Block 4
- 11) Block 5

	Common Ref. No.:	
	Card No.: D-40	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Awabai Petit Path Precinct		

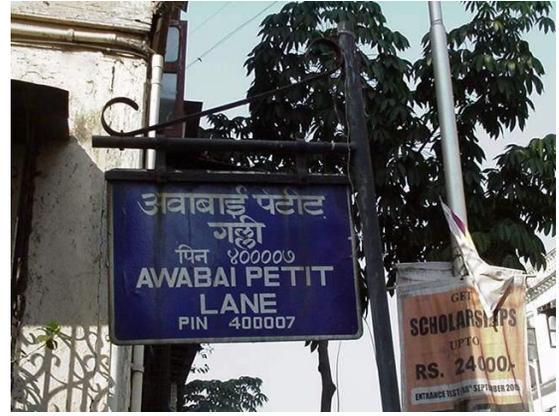
1.0	Denomination		
1.1	Name of Premises	Awabai Petit Path Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Petit Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Not applicable	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	All the buildings of the precincts near Grant Road Station have similar scale and proportions and maintain the skyline.	
5.2	Architectural Description	Simple Vernacular style precinct with features like projecting bands and simple wooden balustrades for the balconies and a sloping roof with wooden trusses. The staircase bay has a prominent motif with a semi circular wall at parapet level.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Not applicable		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Awabai Petit Path Precinct



View from Balaram Street



M.C.G.M board indicating the name of the street



View towards right side of the precinct



Balcony detail



Detail of the gable

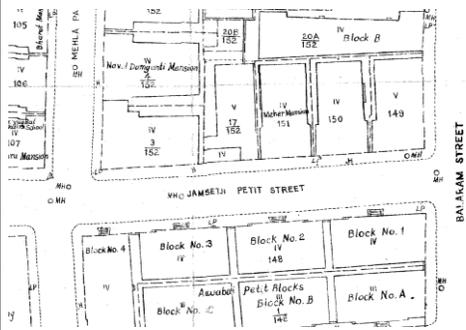


View towards left side of the precinct



Jamshetji Petit Path Precinct

The precinct has Vernacular style structures with plain facades and minimal ornamentation. But characterized by a series of balconies associated with a Parsi Precinct. The balconies overlook the narrow Awabai Petit Path and have simple wooden balustrades. The buildings of the precinct are not physically separated but are divided in to different blocks or wings. The buildings of the precinct are lowrise structures with simple articulation.

	Common Ref. No.:	
	Card No.: D-41	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Jamshetji Petit Path Precinct		

1.0	Denomination		
1.1	Name of Premises	Jamshetji Petit Path Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Jamshetji Petit Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	All the buildings of the precincts near Grant Road Station have similar scale and proportions and maintain the skyline.	
5.2	Architectural Description	Simple Vernacular style precinct with features like projecting bands and simple wooden balustrades for the balconies and a sloping roof with wooden trusses. The staircase bay has a prominent motif with a semi circular wall at parapet level.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai			

Jamshetji Petit Path Precinct



Avenue of Jamshetji Petit Path Precinct



M.C.G.M nameplate



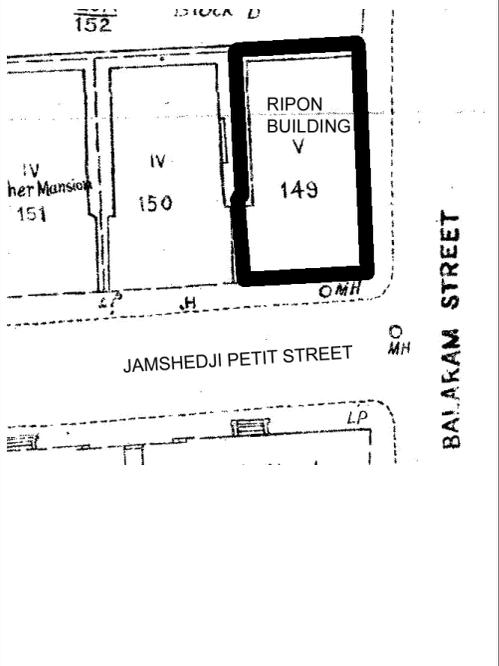
A banayan tree has grown across the street



Projecting balconies supported by M.S I sections



Simple wooden balustrade for enclosed balconies

	Common Ref. No.:			
	Card No.: D-41a			
	Ward (Part): D-IV			
	CS No.: 149			
	Plot Area: 266.72 sq.m.			
	B U Area: 1133.56 sq.m.			
	Date: March, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-D:Ward D\Ripon Building				
1.0	Denomination			
1.1	Name of Premises	Ripon Building (Jamshetji Petit Path Precinct)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Jamshetji Petit Path		
2.2	Subsidiary	Balamram Street		
3.0	Ownership Pattern			
3.1	Present	Abdulabhai Curinji and others		
3.2	Past	Abdulabhai Curinji and others		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Corner building at a junction of Mahela Patel Agiary Path and Balamram Street. Part of the Jamshetji Petit Path Precinct.		
5.2	Architectural Description	Largest building with a few Neo-classical features like segmental arches, stuccowork, decorative brackets, basalt stone cladding etc.		
5.3	Intrinsic	Has a group value. This precinct displays an ambiance of typical middle class Parsi community.		
5.4	Value Classification	A(arc), B(des), G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	45 cms high Stone plinth		
7.2	Walls	23 cms thick Brick wall.		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with simple balusters		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters. First floor has alternate segmental openings.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		

7.7	Articulation	Basalt stone stripes at intervals between the openings. Parapet wall of the openings has simple motifs. Segmental arched openings alternately between rectangular windows of first floor. Stucco work at the corners of the building. Decorative brackets supporting the roof. Cornice bands at first and fourth floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair-Poor	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Commercial signboards on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Ripon Building (Jamshetji Petit Path Precinct)



Façade from Balaram Street



View from Balaram Street



Some parts of the façade are Black Basalt stone cladded



Cornice bands at the corner edges of the building



Decorative motifs at the parapet level

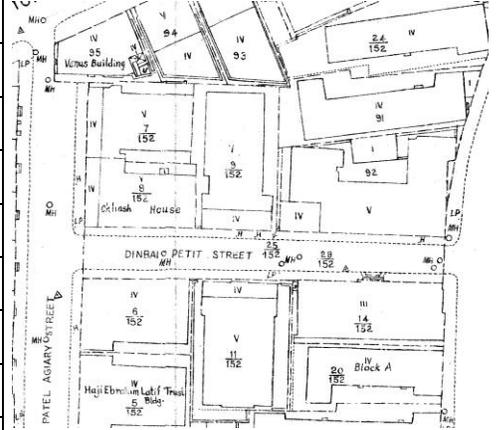
Left side elevation not seen due to proximity of adjoining buildings

Deenbai Petit Path Precinct

The precinct has peculiar Parsi style structures with plain facades and minimal ornamentation. The balconies overlook the narrow Deenbai Petit Path and have simple wooden balustrades. The buildings of the precinct are not physically separated but are divided in to different blocks or wings. The buildings of the precinct are lowrise structures with simple articulation.

Buildings in the Precincts:

- 1) Rusi Mehta
- 2) Gool Mansion
- 3) Shirin Manzil
- 4) Mistry Building
- 5) Devidas Mansion
- 6) Block D

	Common Ref. No.:	
	Card No.: D-42	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Deenbai Petit Path Precinct		

1.0	Denomination		
1.1	Name of Premises	Deenbai Petit Path Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Deenbai Petit Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	All the buildings of the precincts near Grant Road Station have similar scale and proportions and maintain the skyline.	
5.2	Architectural Description	Simple Vernacular style precinct with features like projecting bands and simple wooden balustrades for the balconies and a sloping roof with wooden trusses. The staircase bay has a prominent motif with a semi circular wall at parapet level.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai			

Deenbai Petit Path Precinct



View from Baram street



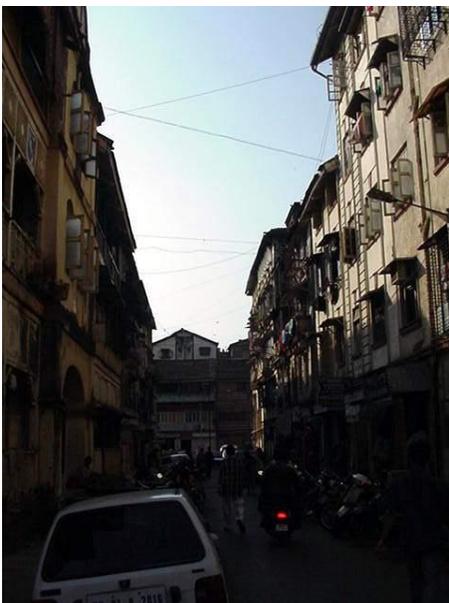
M.C.G.M nameplate



View towards the right of the precinct



Opaque weather shed supported by wooden brackets



Avenue of the precinct



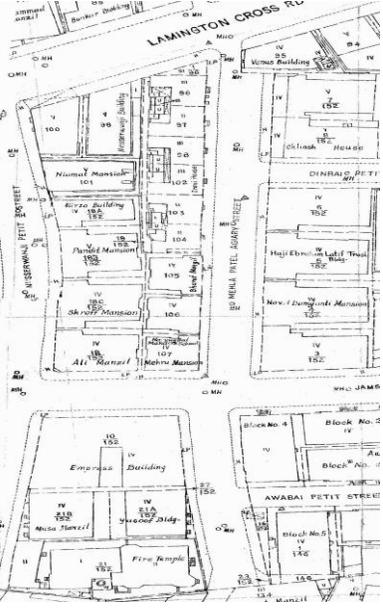
Decorative gable of the building

Mahela Patel Agiary Path Precinct

A Vernacular style Parsi Precinct with lowrise buildings on either sides of the street. The balconies of the buildings project on the small lane. The buildings have minimal ornamentation on the facade except for the projecting floor bands and some simple motifs on the terrace parapet wall. The end of the street has an old agiary viz. Mahela Patel Agiary. All the balconies of the precincts are supported by wooden brackets.

Buildings in the Precincts:

- 1) Mehru Mansion
- 2) Maimoon Manzil
- 3) Badat Manzil
- 4) Nettarwala Building
- 5) Irani House
- 6) Yusuf Building
- 7) Shanaz Manzil
- 8) Haji Ebrahim Latif Charitable Trust Building
- 9) Mistry Building

	Common Ref. No.:	
	Card No.: D-43	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: March 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Mahela Patel Agiary Path Precinct		

1.0	Denomination		
1.1	Name of Premises	Mahela Patel Agiary Path Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mahela Patel Agiary Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regulare residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	The buildings in the narrow lane of Mahela Patel Agiary Marg are a precinct maintains the skyline that has a group value.	
5.2	Architectural Description	Typical Parsi Precinct with low rise buildings that share similar architectural vocabulary characterized by the series of timber balconies supported on simple timber brackets, simple pattern of vertical timber railings or intricate C.I. railing, below the timber handrail. The buildings extend in a stretch till end of the lane and are internally divided into different blocks.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Chajjas added later, MS brackets added to wooden supports.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Not affected by road widening.		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Mahela Patel Agiary Path Precinct



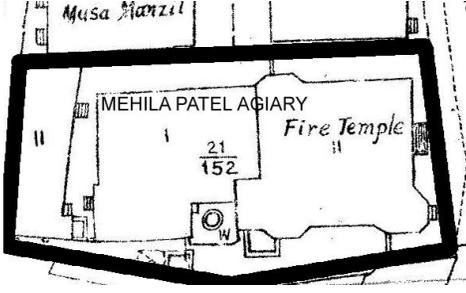
View from Mahela Patel Agiary Path



M.C.G.M nameplate



Common feature of the precinct

	Common Ref. No.:	
	Card No.: D-43a	
	Ward (Part): D-IV	
	CS No.: 21/152	
	Plot Area: 620.91 sq.m.	
	B U Area: 827.98 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Seth Merwanji Maneckji Patel Agiary (Kadmi Adarian)		

1.0	Denomination		
1.1	Name of Premises	Seth Merwanji Maneckji Patel Agiary (Kadmi Adarian) (Mahela Patel Agiary)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Mahela Patel Agiary Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Dadabhoy Merwanji Jeejeebhoy Patel and Vikaji Ardeshir Jarapore	
3.2	Past	Dadabhoy Merwanji Jeejeebhoy Patel and Vikaji Ardeshir Jarapore	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Stands in a small lane of Mahela Patel Agiary Path, is part of the Mahela Patel Agiary Path Precinct, east of Grant Road Station, in a Parsi neighbourhood.	
5.2	Architectural Description	Represents the typology of about forty three Agiaries existing in many other areas of the island city. Modest size, adorned with decorative horizontal bands and lotus motif in plaster. The enclosed Verandahs have intricate C.I. railing. Cornice band with dentils at first floor level. Parapet wall of the façade has an undulated profile. A pediment in the center of the façade supported on brackets shaped in the form of a cow. In the centre of the pediment rests winged globe motif of Zoroastrian faith.	
5.3	Intrinsic	Worshipping place of the demographically declining Parsi community. Agiary in Gujarati means 'house of fire'. The worship is done in the presence of a perpetual fire. Persons from non-zoroastrian faith are normally not allowed to enter the Agiaries.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	23 cms thick brick wall	

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Mangalore tile pitched roof and part flat roof terrace		
7.7	Articulation	Cornice band at first floor level. Columns on the façade with Kamlaka capital. Dentils below the cornice band of first floor level. Parapet wall of the façade has a decorative profile and bears a pediment in the center of the façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors of high heritage comprising of plaster embellishments, pyre		
7.10	Compound / Fence / Gate	MS fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal front open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Wooden members need maintenance)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Temporary A.C shed enclosing the front open space.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: In the 18th century, Parsi population increased in number and the fire temples were built as their worshipping place. In 1800, there were six temples and at present there are forty three fire temples in and around Bombay. This Agiary was originally located in Bhindi Bazaar and was built by Seth Menwanjee Patel in the year 1808. A new Agiary was erected on the same location by the grand daughter on Bai Deenbai in the year 1878. This land was sold later when the Parsi community moved away from Bhindi bazaar and a new Agiary was built on the present location in the year 1924.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Seth Merwanji Maneckji Patel Agiary (Kadmi Adarian) (Mahela Patel Agiary)



View from Mahela Patel Agiary Path



Decorative details on the façade



Broken bed pediment housing the 'Furoher'



Achaemenian style parapet wall



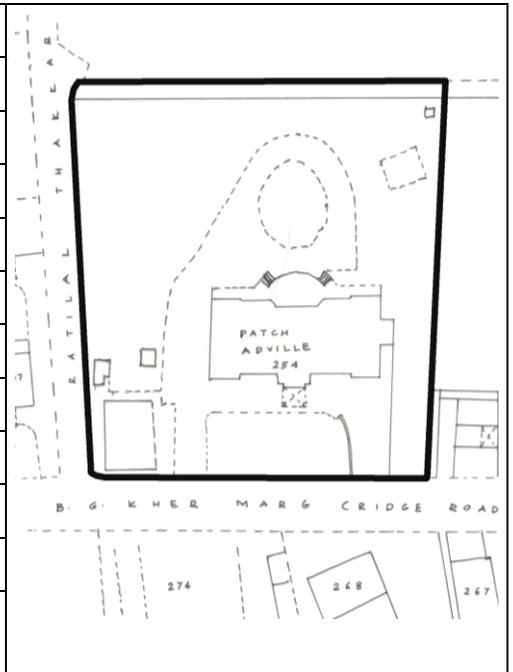
Decorative floral motifs and dentils seen on the façade



Animal motif on the façade

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

	Common Ref. No.:	
	Card No.: D-44	
	Ward (Part): D-III	
	CS No.: 254	
	Plot Area: 5225.05 sq.m.	
	B U Area: 2612.52 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Patch Adville	



1.0	Denomination		
1.1	Name of Premises	Patch Adville	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bal Gangadhar Kher Marg (Ridge Road)	
2.2	Subsidiary	Ratilal Thakkar Road	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential (Private)	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building on a sloping site on Bal Gangadhar Kher Marg with ample surrounding space.	
5.2	Architectural Description	G + 1 large palin bungalow in early Modernist style structure with prominent entrance porch highlighted M.S. pipe railing. The facade has a Malad stone cladding with rectangular windows having projected window sill and projecting bands around. Situated at a lower level as that of the road	
5.3	Intrinsic	An important representation of the typology of early Modernist period in the city of Bombay.	
5.4	Value Classification	A(arc), B(per), B(des), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Openwell wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Sloping roof with terrace	

7.7	Articulation	The façade is Malad stone cladded and has a prominent entrance porch which has a terrace above. The windows have simple architraves around. The windows have decorative concrete jali work at parapet level.		
7.8	Finishes	Malad stone cladding externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with C.I railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Patch Adville



View from Bal Gangadhar Kher



Nameplate



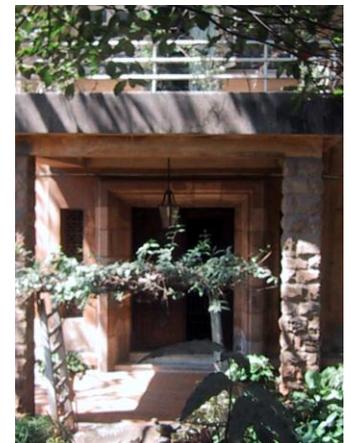
Façade hidden due vegetation



Entrance porch



Simple architraves for the windows

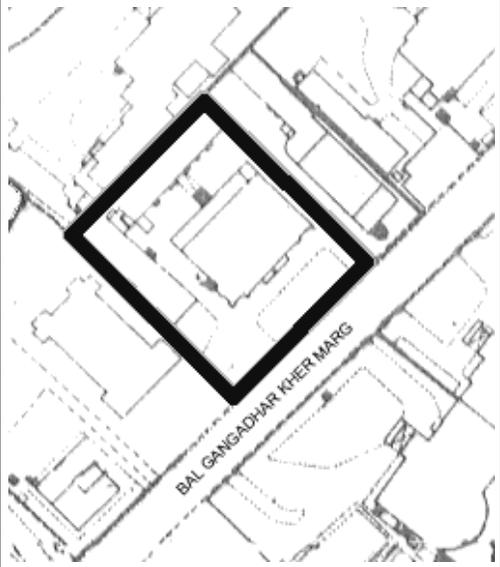


Elevation of the entrance porch



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

	Common Ref. No.:	
	Card No.: D-45	
	Ward (Part): D-III	
	CS No.: 1A/256	
	Plot Area: 2864.38 sq.m.	
	B U Area: 2864 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Sans Souci		



1.0	Denomination		
1.1	Name of Premises	Sans Souci	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bal Gangadhar Kher Marg (Ridge Road)	
2.2	Subsidiary	Not available	
3.0	Ownership Pattern		
3.1	Present	Nitin Hemchand and others	
3.2	Past	Nitin Hemchand and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential (Private)	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Bal Gangadhar Kher Marg with a large open frontage.	
5.2	Architectural Description	G + 2, stone cladded symmetrical bungalow with good proportion giving a good character to the street. The two projecting end bays with circular balconies flank the recessed central façade with long balconies. The balconies have fluted columns in alternating pattern, projecting balconies supported by rectangular stepped masonry work; terrace parapet wall is in stepped profile.	
5.3	Intrinsic	Represents the typology of bungalows that belong to the large families in business and industry.	
5.4	Value Classification	A(arc), A(cul)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Malad stone cladded masonry plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Projecting band at 1 st floor level has fluted columns with decorative capitals, balcony door has mouldings around it. Ground floor balcony has a stepped profile below like corbels. Projecting moulding bands at terrace level. Parapet wall has staggered profile.		
7.8	Finishes	Malad stone cladding externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	C.I railing with stone cladded brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front as well as side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

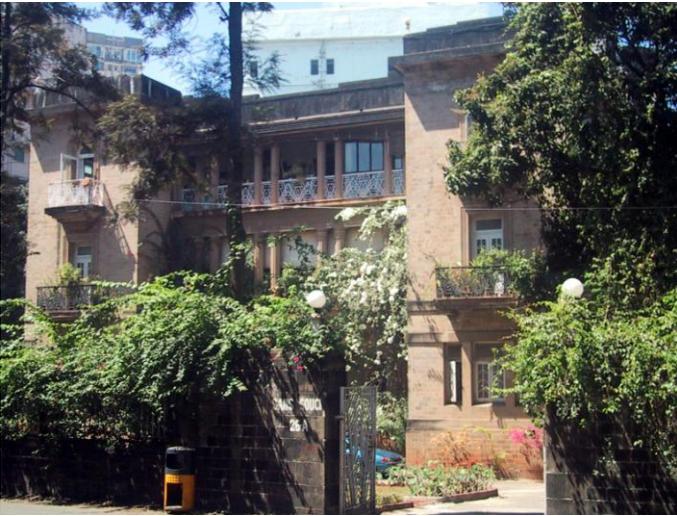
Sans Souci



Front elevation



Simple projecting balcony

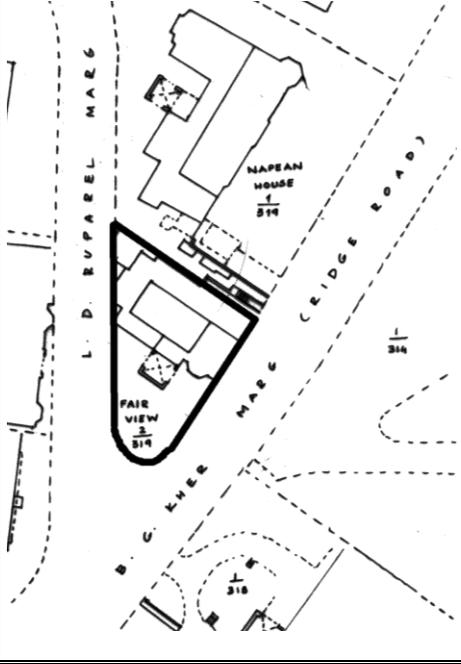


Malad stone cladded façade



Fluted columns seen at the entrance

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

	Common Ref. No.:			
	Card No.: D-46			
	Ward (Part): D-III			
	CS No.: 2/319			
	Plot Area: 569.77 sq.m.			
	B U Area: 1481.40 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Uma P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\Fair View			
1.0	Denomination			
1.1	Name of Premises	Fair View		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	16, Bhausahab Hire Marg		
2.2	Subsidiary	L. D. Ruparel Marg		
3.0	Ownership Pattern			
3.1	Present	Perin Eruch Wadia and others		
3.2	Past	Perin Eruch Wadia and others		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Stands at a junction of two roads. The façade responds to the corner.		
5.2	Architectural Description	Corner building having ornamental features like decorative brackets for sloping chajjas & cornice bands at floor levels. Magnificent entrance porch facing the corner junction has a jali type railing above it. Series of double windows with a wooden grill adorn the façade.		
5.3	Intrinsic	Typology of residential buildings mostly as quarters for higher officers in the colonial era and later occupied by upper class Indians. Mostly found in areas like Colaba, Malbar Hill and parts of Mazgaon.		
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade III	
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	This corner building has prominent sloping roof Chajjas at all floor levels. The magnificent entrance porch facing the corner junction has a jali type railing above it. The façade facing L. D. Ruparel Marg has decorative brackets supporting the sloping roof Chajjas.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Fair View



View from B.G Kher Marg



Entrance porch hidden by the vegetation

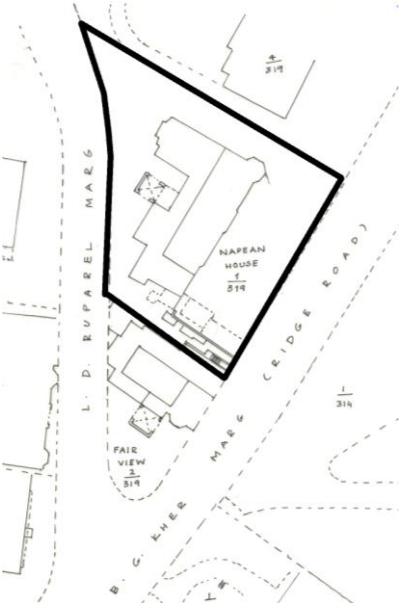


The front façade is hidden by vegetation



Sloping chajjas for double shutter windows

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-47	
	Ward (Part): D-III	
	CS No.: 1/319	
	Plot Area: 2606.70 sq.m.	
	B U Area: 7636.4 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Napean House	
		

1.0	Denomination		
1.1	Name of Premises	Napean House	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bal Gangadhar Kher Marg (Ridge Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Yokahana Specie Bank Ltd.	
3.2	Past	Soloman David Sasoon, Flora Feuelitwanger	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on sloping site of Bal Gangadhar Kher Marg.	
5.2	Architectural Description	Building with an Indo-sarcenic style. R.C.C. building with maintaining the skyline onf the street front. A plain stark building accentuated only with a bay of balconies ornamented in Indo-sarcenic style. Balconies have railings in a cane weave pattern punctured with columns with corbelled capitals supported decorative arches resembling Rajasthani temples. Betal leaf pattern surround vault shaped roof of the balconies.	
5.3	Intrinsic	Original owners from Jewish community.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged R.C.C. staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Multi foil arches for projecting balconies on first floor with sloping chajjas supported by decorative brackets. Floral motifs seen at lintel level of first floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Napean House



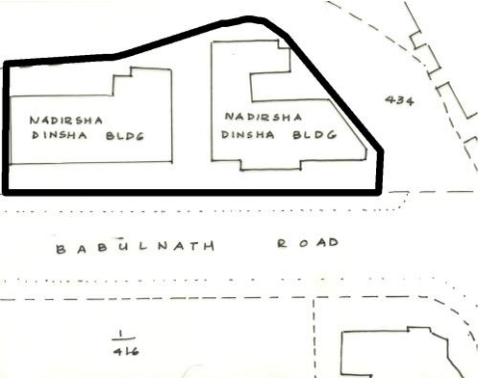
View from B.G Kher Marg



Decorative projecting balcony



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

	Common Ref. No.:	
	Card No.: D-48	
	Ward (Part): D-II	
	CS No.: 1/434	
	Plot Area: 888.12 sq.m.	
	B U Area: 1998.27 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Nadirsha Dinsha Building No. 2		

1.0	Denomination		
1.1	Name of Premises	Nadirsha Dinsha Building No. 2	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Babulnath Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	One of the buildings on the plot, near Babulnath Temple. Similar character is seen on S. Patkar road perpendicular to this.	
5.2	Architectural Description	Represents typology of Parsi upper class precincts large facades with sloping roof, Mangalore tiles supported with wooden members. Modest front façade. Entrance has semicircular arch with sun windows. Prominent long balconies on all floors on front façade, supported with rectangular grooved columns on ground floor and double wooden columns on first and second floor, have sloping chajjas supported with wooden brackets. Has dog legged wooden stair. Glazed / rectangular wooden window openings.	
5.3	Intrinsic	In close vicinity of a large Parsi precinct inhabited by Parsi Community. The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	

7.0	Construction			
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and fully glazed shutters (Double windows)		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	The building has features like projecting balconies with wooden balustrade and sloping roof Chajjas. The roof has plain Eaves fascia.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall with C.I railings		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grill added on the Ground floor corridor.		
10.2	Structure	Wooden beams replaced steel beams.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Nadirsha Dinsha Building No. 2



View from Babulnath Marg



Front elevation



Decorative floral motifs above the segmental opening



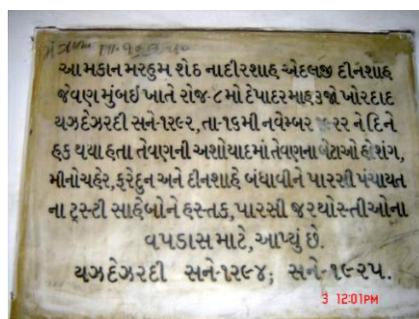
Simple wooden balusters for the balconies



Sloping chajjas for projecting balconies



Wooden posts with decorative brackets



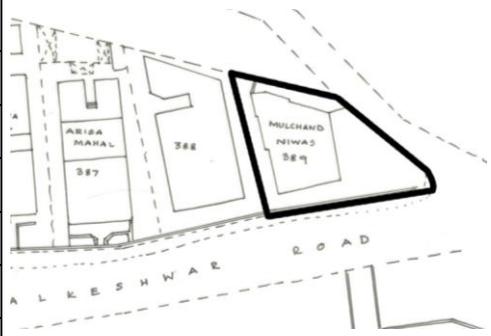
Gujarathi script inscribed on a marble plaque



Wooden rounded handrail

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

	Common Ref. No.:	
	Card No.: D-49	
	Ward (Part): D-III	
	CS No.: 389	
	Plot Area: 730.10 sq.m.	
	B U Area: 875 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Mulchand Bhavan		



1.0	Denomination		
1.1	Name of Premises	Mulchand Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Walkeshwar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on picturesque winding Walkeshwar Road maintaining its skyline. The building faces a large expanse of Arabian Sea at Girgaon Chowpatty.	
5.2	Architectural Description	Semi decorative front façade. Flat roof. Pedimented entrance. Also has circular pilaster supporting the Pediment. Wooden beam and columns. Brick walls with load bearing structure. Wooden open well stair with decorative wooden balustrade.	
5.3	Intrinsic	One of the prime and old locations, these buildings are owned / occupied by the rich business persons and industrialists.	
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters	
7.5	Openings	R.C.C. wooden doors with wooden glazed ventilators	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Semi decorative front façade. Pedimented entrance. Also has circular pilaster supporting the pediment. Wooden open well stair with decorative wooden balustrade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has a brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with concrete paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Metal grills for windows original R.C.C. decorative balcony railing replaced by plain concrete.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Mulchand Bhavan



View from Walkeshwar road



Front elevation



Decorative wooden newel post



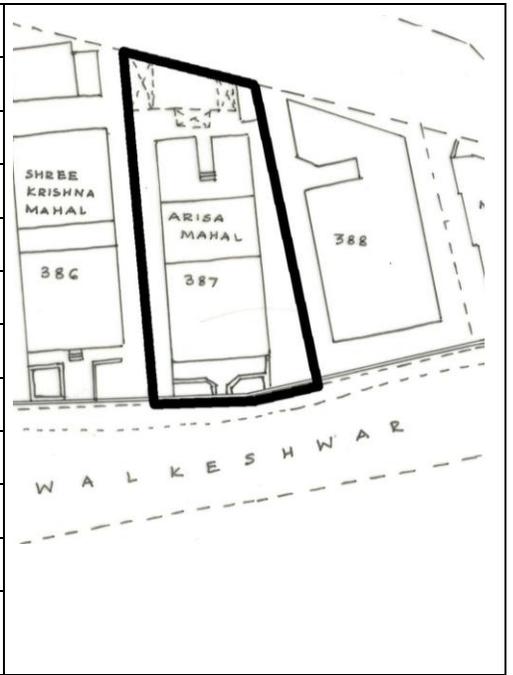
Decorative balustrade



Decorative broken bed pediment at the entrance

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

	Common Ref. No.:	
	Card No.: D-50	
	Ward (Part): D-III	
	CS No.: 387	
	Plot Area: 784.29 sq.m.	
	B U Area: 1675 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Arisa Mahal		



1.0	Denomination			
1.1	Name of Premises	Arisa Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	Walkeshwar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Trustees of Motilal Bhivraj Chari Trust		
3.2	Past	Jaydayal Harjimal Dalmiya, Vishnudayal Diwariadas Jhanjhs, Mahavir prasad Duthalas, Shyam Sunder		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on picturesque winding Walkeshwar Road maintaining its skyline. The building faces a large expanse of Arabian Sea at Girgaon Chowpatty.		
5.2	Architectural Description	Top floor added later. Has arched corridor on ground floor. Exposed Malad stone façade and intricately carved floral decoration on the cornice bands and below the windows match each other. The balconies in two different proportions are highlights of the façade, specially on the first floor. Exquisitely carved stone brackets support the balconies with slender wooden columns and sloping roof. The delicate C.I. railings in floral pattern compliment the other floral decoration. The arched windows with fan lights have a Gothic character. Similar arches forming the open corridor on the ground floor is supported by plain circular columns with intricate floral capitals.		
5.3	Intrinsic	One of the prime and old locations, these buildings are owned / occupied by the rich business persons and industrialists.		
5.4	Value Classification	A(arc), B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3 (Top floor added later)		
7.0	Construction			
7.1	Plinth	Malad stone clad plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters, and dado in China clay tiles with raised floral pattern.		
7.5	Openings	Rectangular wooden doors and window		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Has a very decorative front façade. Has arched corridor on ground floor. Has equilateral arch with prominent keystone. Prominent balconies with decorative concrete railings. Balconies supported with decorative R.C.C. brackets.		
7.8	Finishes	Externally Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Poor (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Upper floor added later.		
10.2	Structure	At some places wooden beams and columns replaced by steel.		
10.3	Articulation & Finishes	Front facade has been replastered.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Arisa Mahal



Front elevation



Detail of bracket supporting the balcony



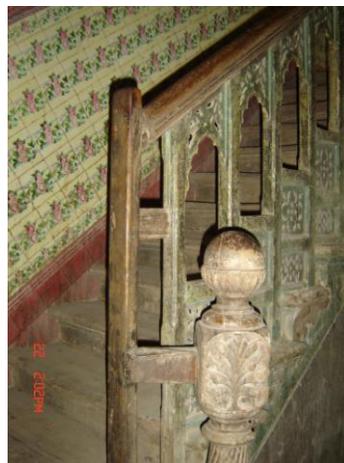
Decorative motif below cill level



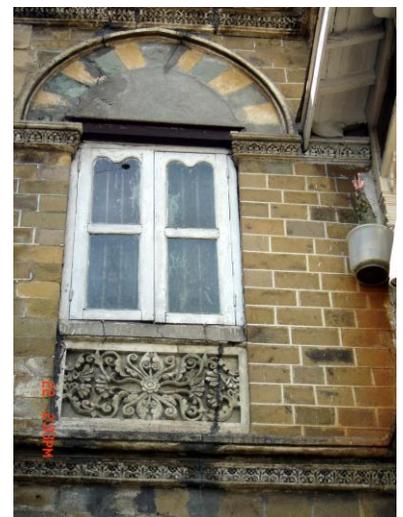
Detail of projecting balcony



Detail of coupled Corinthian columns



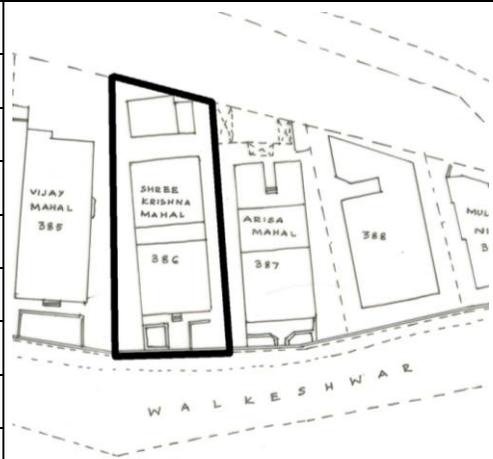
Detail of wooden newel post and balustrade



Detail of arch above the window

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

	Common Ref. No.:	
	Card No.: D-51	
	Ward (Part): D-III	
	CS No.: 386	
	Plot Area: 937.30 sq.m.	
	B U Area: 1675 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Shri Krishna Mahal		



1.0	Denomination		
1.1	Name of Premises	Shri Krishna Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Walkeshwar Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Brijmohan Sitaram, Shivprasad Maneklal	
3.2	Past	Brijmohan Sitaram, Shivprasad Maneklal	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on picturesque winding Walkeshwar Road maintaining its skyline. The building faces a large expanse of Arabian Sea at Girgaon Chowpatty.	
5.2	Architectural Description	Modest facades. The heritage value at present lies only in the central bay which is decorated with segmental pediment, Corinthian columns, husks, keystones all in sand stone, very well linked to each other.	
5.3	Intrinsic	One of the prime and old locations, these buildings are owned / occupied by the rich business persons and industrialists.	
5.4	Value Classification	B(per), B(des), A(arc), F, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden staircase with decorative wooden handrail	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	The ground floor has a semicircular arcade with a keystone. The central staircase bay has semicircular openings with decorative architraves.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal front open spaces without paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Old railing of balcony replaced by concrete. Balcony enclosed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Shri Krishna Mahal



View from Walkeshwar Road



Semicircular arch with key stone and decorative pilasters above



Decorative motifs on the façade at spandrel level



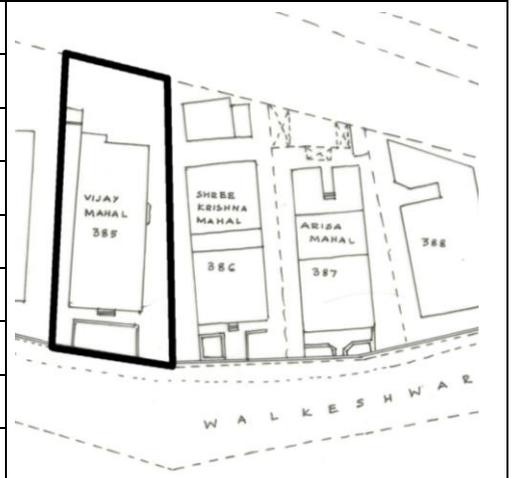
Pilasters below the arch and a window without shutters and framing



Segmental pediment supported by Corinthian columns and husk motifs just below it

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

	Common Ref. No.:	
	Card No.: D-52	
	Ward (Part): D-III	
	CS No.: 385	
	Plot Area: 972.42 sq.m.	
	B U Area: 1482 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Vijay Mahal		



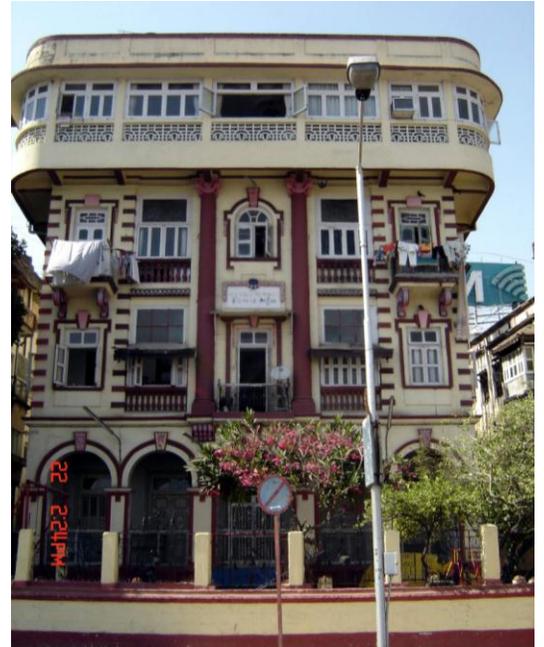
1.0	Denomination			
1.1	Name of Premises	Vijay Mahal		
1.2	Earlier Name	Not applicable		
1.3	Built in	1914	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Walkeshwar Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Padmapath Shinghamia, Jaydayal Harjimal Dalmiya, Vishnudayal Dwarkadas Jhahhem		
3.2	Past	Mahavirprasad Jhuthelal, Shyamsundar Jhuthalal		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on picturesque winding Walkeshwar Road maintaining its skyline. The building faces a large expanse of Arabian Sea at Girgaon Chowpatty.		
5.2	Architectural Description	Very decorative facades articulated by interesting fusion of Art Deco and Neo-classical elements. Has two circular pilasters on front façade with decorative capitals. Properly plastered and painted. Flat roof with terrace above, a semicircular arched corridor on ground floor. Rectangular windows with prominent decorative keystone, as well as Art Deco ventilators. Prominent balconies on sides supported with decorative brackets. The top (third) floor is projected on the entire periphery of the building with curved corners, flat Chhajja and decorative grill in concrete, all in Art Deco style. This floor is subsequently added.		
5.3	Intrinsic	One of the prime and old locations, these buildings are owned / occupied by the rich business persons and industrialists.		
5.4	Value Classification	A(arc), B(per), B(des), F, G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Structure has two circular pilasters on front façade with decorative capitals. Has a semicircular arch on ground floor. Flat rectangular arches with prominent decorative keystone. Prominent balconies on sides supported with decorative R.C.C. brackets. Balconies have decorative metal railings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has a brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with shahbad paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Third floor added subsequently.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Vijay Mahal



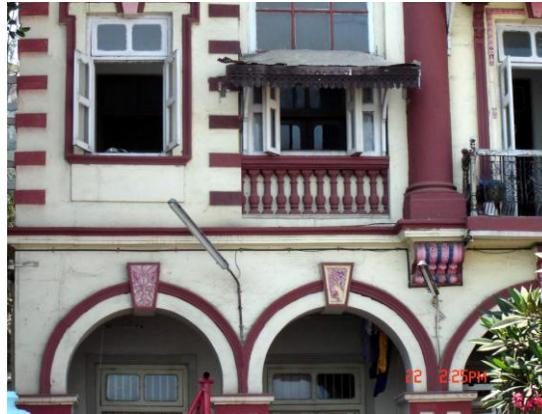
View from Walkeshwar Road



Front elevation



Decorative key stone



Semicircular arcade on the ground floor



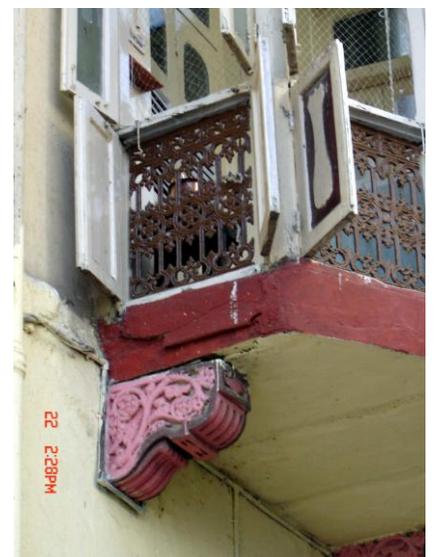
Decorative pilasters highlighted by dark colour



Decorative Entrance with a broken bed pediment and Ionic pilasters



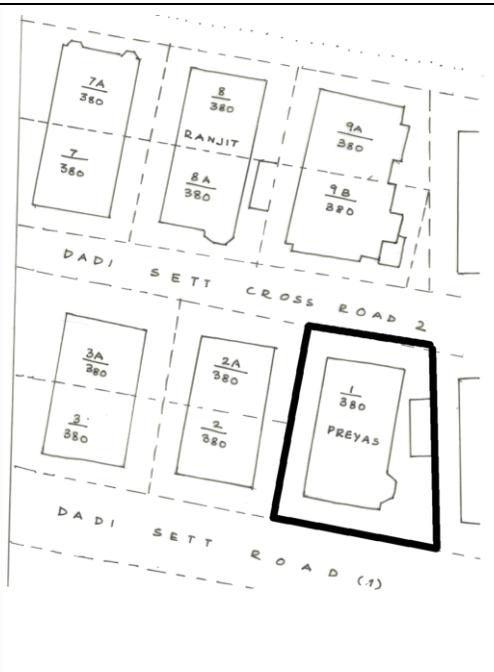
Arch below the broken bed pediment



Decorative brackets supporting the balcony

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.:	D-53
	Ward (Part):	D-II
	CS No.:	1/380
	Plot Area:	842.82 sq.m.
	B U Area:	1896.34 sq.m.
	Date:	February, 2005
	Record by:	Gauri J, Swapnil B
	Review by:	Neera Adarkar
	Internal:	As above
	External:	As above
	Photo Ref.:	T-IV-D:\Ward D\Preyas



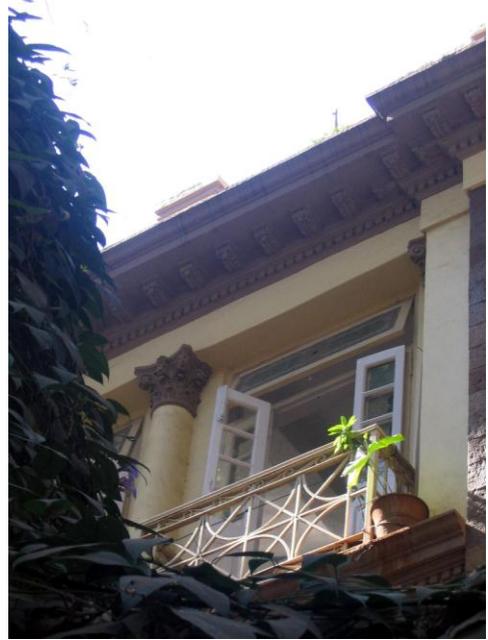
1.0	Denomination		
1.1	Name of Premises	Preyas	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadiseth Cross Road, 1 st Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Ownership	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Part of the development on neatly laid out regular plots in grid pattern, behind the Babulnath Road in the close vicinity of Girgaon Chowpatty.	
5.2	Architectural Description	A next G + 2 building combination of plastered façade and cladding with Yellow Malad Stone. Has a stone circular pilaster with decorative Corinthian capitals in the well designed corner bay of balconies. Has wooden stair (open well) with decorative metal balustrade has decorative cornice bands on each floor. Flat roof with terrace parapet in balustrade with dentil brackets for cornice band.	
5.3	Intrinsic	This quiet prestigious neighbourhood of similar plots and skyline was prominently occupied by wealthy Gujrathi and Marathi families.	
5.4	Value Classification	A(arc)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters	

7.5	Openings	Wooden doors with glazed ventilators. Rectangular windows with stained glass for ventilators.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The balcony has decorative concrete jali and C.I railings. Windows have simple architraves around. Cornice bands are seen at all floor levels. The façade also shows decorative pilasters.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Old double shutter windows replaced by new sliding windows.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Preyas



View from Dadiseth 1st cross lane



Detail of the projecting balcony



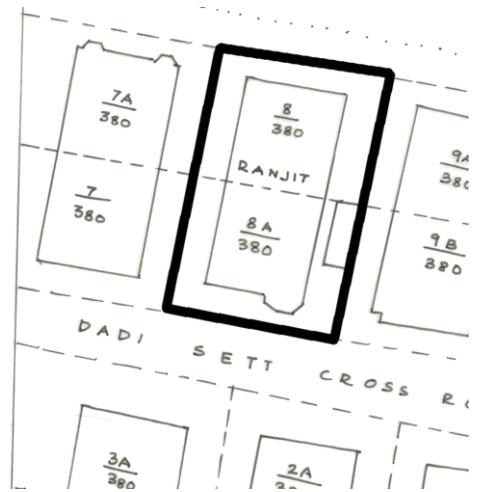
Red stone cladded façade



Simple architraves for the windows

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

	Common Ref. No.:	
	Card No.: D-54	
	Ward (Part): D-II	
	CS No.: 8 / 380	
	Plot Area: 372.91 sq.m.	
	B U Area: 1118.73 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Ranjith Villa	



1.0	Denomination		
1.1	Name of Premises	Ranjith Villa	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dadiseth Cross Road, 2 nd Lane	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Bungalow	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on rectangular plot facing Dadiseth Cross Road. Part of the development on neatly laid out regular plots in grid pattern, behind the Babulnath Road in the close vicinity of Girgaon Chowpatty.	
5.2	Architectural Description	A large G + 3 building with a prominent corner although not abutting a corner. Flat roof with terrace, decorative façade in Neo-classical motifs. Prominent balconies on the external facades in timber with slender twin posts, supporting the sloping roof finished with timber boardings balconies have decorative metal railings. Cornice band at first floor level.	
5.3	Intrinsic	This quiet prestigious neighbourhood of similar plots and skyline was prominently occupied by wealthy Gujrathi and Marathi families.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	

7.5	Openings	Wooden doors with glazed ventilators. Rectangular windows with stained glass for ventilators.		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Simple decorative motifs seen at parapet level of all the windows. Windows have decorative architraves around. The projecting balconies have decorative wooden balustrade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Has a plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Ranjith Villa



View from Dadiseth 2nd cross lane



Decorative features on the facade

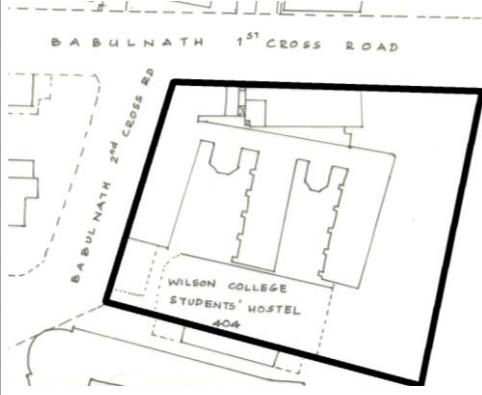


Windows with decorative architraves



Projecting balcony supported by decorative brackets

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-55	
	Ward (Part): D-II	
	CS No.: 404	
	Plot Area: 2361.22 sq.m.	
	B U Area: 3872.00 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward D\Wilson College Students Hostel	

1.0	Denomination		
1.1	Name of Premises	Wilson College Students Hostel	
1.2	Earlier Name	Not applicable	
1.3	Built in	1889	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Babulnath Cross Road	
2.2	Subsidiary	Babulnath Cross Road 2	
3.0	Ownership Pattern		
3.1	Present	The Church of Scotland Trust	
3.2	Past	The Church of Scotland Trust	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular hostel use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Occupies a large expanse of Pandita Ramabai Marg diagonally opposite the landmark Bhartiya Vidya Bhavan.	
5.2	Architectural Description	Early colonial period building in exposed stone masonry. Entrance has semicircular arch with and circular columns for support having decorative capital. The central block has pointed arched windows with pointed arch all around having twin circular columns with decorative floral motif. Decorative R.C.C. balustrades below windows on all floors. Windows on all floors have sloping Mangalore tiled chajjas supported by decorative wooden brackets.	
5.3	Intrinsic	Dr. John Wilson of the British Missionary Society founded the Wilson School in 1832 – which subsequently became the Wilson College. The same society also built two Marathi schools, Wilson Boys' school in Girgaum and St. Colamba Girls' School in Gamdevi. This hostel was meant for these students.	
5.4	Value Classification	A(arc), B(des), B(uu)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Jack arch flooring with wooden joists	

7.4	Stairs	Open well wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular pointed arch openings with wooden frames and fully glazed shutters. Double windows and central block louvered wooden doors.		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Entrance has semicircular arch. They are supported by circular columns having decorative capital. The central block has coupled circular columns with decorative floral motifs. Decorative concrete balustrades below windows on all floors.		
7.8	Finishes	Plaster mortared stone compound wall		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has an open ground between the buildings		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tiles added on façade on few bays.		
11.0	DP Remarks / Perceived Threats	Plot reserved under Urban Renewal Scheme on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Wilson College Students Hostel



View from Pandita Ramabai Marg



Side view of the hostel



Prominent central staircase bay



Entrance of the hostel



Side view with projecting balconies



View from Dr. N. A Purandare Marg



Decorative architraves for the windows



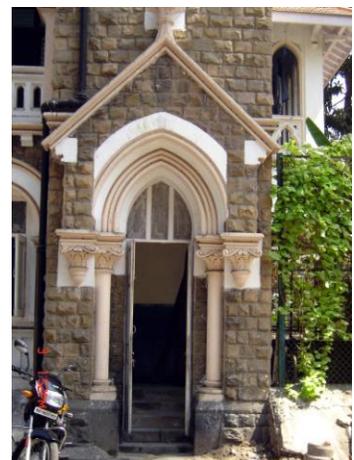
Different style of arcades on every floor



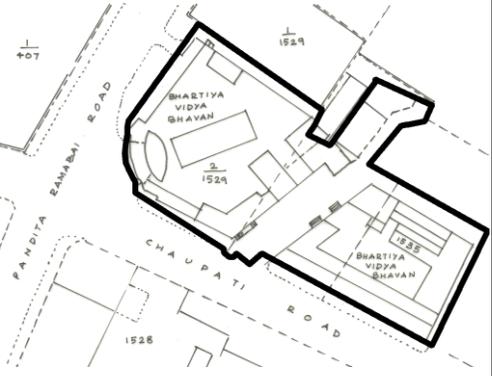
Malad stone clad facade



Wooden brackets to support the sloping roof



Tracery seen for the entrance opening

	Common Ref. No.:			
	Card No.: D-56			
	Ward (Part): D-II			
	CS No.: 1529, 1535			
	Plot Area: 965.35 sq.m. 734.32 sq.m.			
	B U Area: 5600.00 sq.m.			
	Date: March, 2005			
	Record by: Gauri J, Swapnil B			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\Bhartiya Vidya Bhavan			
1.0	Denomination			
1.1	Name of Premises	Bhartiya Vidya Bhavan		
1.2	Earlier Name	Not applicable		
1.3	Built in	1947	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Pandita Ramabai Marg		
2.2	Subsidiary	K. M. Munshi Marg (Chaupati Road)		
3.0	Ownership Pattern			
3.1	Present	Trust (Kanaialal Maniklal Munshi Trust)		
3.2	Past	Mathurabai Sitakant Dabhadkar, Sacchidanand Dabhadkar, Sir Chunnilal Bhaichand Mehta, Lilavati Kanaiyalal Munshi, Tulsidas Kilachand, Dharamsy Mulraj Khatau, Latif Chandra Devkara, Nanji kumar Birla, Krishna kumar Birla, Harilal Gordhandas Sonawala		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Institutional		
4.2	Past	Institutional		
4.3	Usage	Regular institutional use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A landmark building on the junction of Pandita Ramabai Marg and Babulnath Road, near Girgaon Chowpatty.		
5.2	Architectural Description	A grand example of Ind-saracenic style to create an image appropriate to its use as a philosophical study centre. Elements like flat domes, amalakas, stark central façade, seen in Buddhist structures are used here. Only the corner central façade is decorated with flanking tower like projections capped with small flat domes with pinnacles similar to the main large central dome. The two side facades are plain in contrast. Imposing entrance with round columns and amalakas capitals have a wide flight of steps.		
5.3	Intrinsic	Built on the eve of Independence, the image conveys the search for identity for cultural expression.		
5.4	Value Classification	A(arc), B(per), G(grp), C(seh)	Recommended Grade	II B
6.0	Topography			
6.1	Floors	G + 4		
7.0	Construction			
7.1	Plinth	Malad stone clad plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Openwell R.C.C. staircase		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The structure has a Malad stone cladded façade. Decorative motifs are seen above the entrance which is supported by huge Malad stone cladded columns with decorative capitals. A projecting Chajja at the second floor level is supported by decorative brackets. The top floor has three domes at different levels with Kamalaka base.		
7.8	Finishes	Malad stone cladding on facade. Plastered and painted internally.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, minimum spaces on either sides of the building		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Theatre on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

Bhartiya Vidya Bhavan



View from Pandita Ramabai Marg



View of the entrance with two decorative columns



View towards K. Munshi Marg



Detail of decorative motifs, sun window and decorative concrete brackets



View of the corner building when being renovated for maintenance

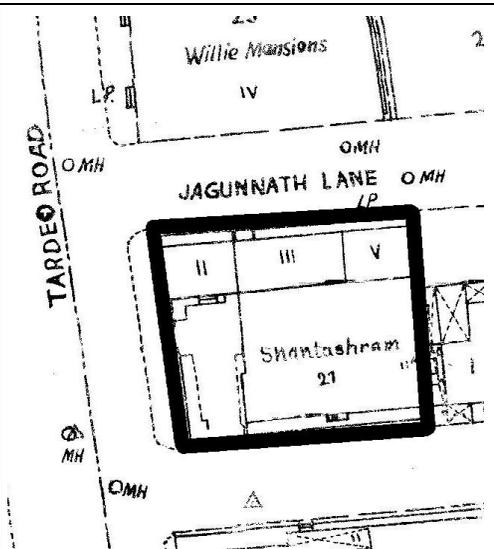


Sun window and decorative motifs on the façade



Detail of the flattened dome

	Common Ref. No.:	
	Card No.: D-57	
	Ward (Part): D-II	
	CS No.: 21	
	Plot Area: 541.81 sq.m.	
	B U Area: 812.71 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Shantashram		



1.0	Denomination		
1.1	Name of Premises	Shantashram	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Javaji Dadoji Marg	
2.2	Subsidiary	J. Shankar Sheth Road	
3.0	Ownership Pattern		
3.1	Present	Ratanji Ardeshir Dobash	
3.2	Past	Ratanji Ardeshir Dobash	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential, commercial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located at a busy junction on Tardeo Road.	
5.2	Architectural Description	Building has Neo-classical features like Equilateral pointed arches and long and short work at corner edges of the building. It is a low rise building with moderate ornamentation on the façade.	
5.3	Intrinsic	The building has a socio-cultural importance.	
5.4	Value Classification	A(arc), I(sce), C(seh)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 1	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with simple Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and equilateral point arches	
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses	
7.7	Articulation	Long and short work seen in cement plaster at corner edges of the building. Equilateral point arched openings with stained glass ventilators. Decorative carved wooden eaves boards. CI decorative	

		balustrades for first floor balcony.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	MS fencing with brick piers		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline and proposed flyover bridge on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Shantashram



View from Javji Dadoji Marg



Front elevation



Decorative cast iron for the projecting balcony



Interesting roof profile



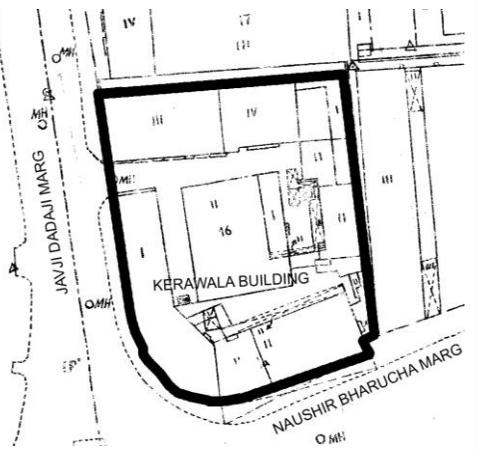
Semicircular window on the ground floor



Long and short work at the corner edge of the building

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-58	
	Ward (Part): D-II	
	CS No.: 16	
	Plot Area: 1153.02 sq.m.	
	B U Area: 1153.02 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Kerawala Building		



1.0	Denomination		
1.1	Name of Premises	Kerawala Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Javaji Dadoji Marg	
2.2	Subsidiary	Naushir Bharucha Marg (Sleater Road)	
3.0	Ownership Pattern		
3.1	Present	Lessor and others	
3.2	Past	Lessor and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building stands on a busy street front of Tardeo Road near a Municipal School	
5.2	Architectural Description	This Neo-classical style building near Nana Chowk bears a great resemblance with any other building in fort area. The semicircular arcade on first and third floor is prominent on the façade.	
5.3	Intrinsic	Neo-classical style building near Nana Chowk having a decorative façade.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with simple Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters. Semicircular on ground floor and third floor.	
7.6	Roofing	Sloping roof with Mangalore tiles and decorative eaves board	

7.7	Articulation	Florentine arched openings on first floor. Cornice band at second floor level. Second floor balconies have decorative R.C.C. brackets with decorative C.I railings. The first floor façade shows channelled rustication.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	No Interiors of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Poor (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Ground floor facade covered with shop sign board. Chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline, road widening and proposed flyover bridge on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

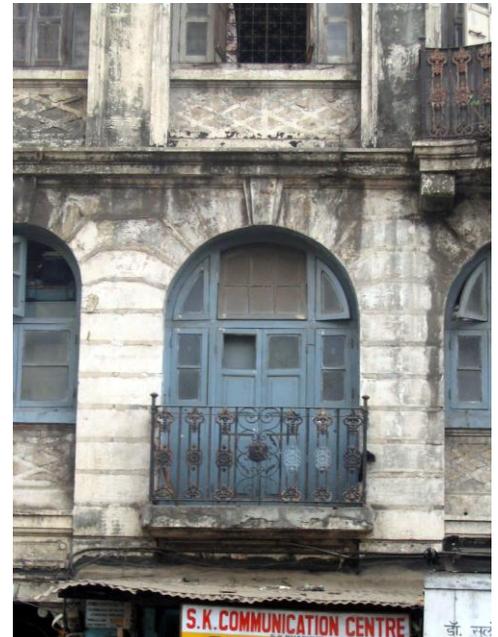
Kerawala Building



View from Pandit Madan Mohan Malaviya Marg



Front elevation



Semicircular arched opening



Simple architraves for the windows

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-59	
	Ward (Part): D-II	
	CS No.: 6 / 632	
	Plot Area: 2066.07 sq.m.	
	B U Area: 5509.5 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Chapsey Terrace	

1.0	Denomination		
1.1	Name of Premises	Chapsey Terrace	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	S.K. Badodawala Marg (Altamount Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a sloping terrain facing S. K. Badodawala Marg.	
5.2	Architectural Description	This structure located on S. K. Badodawala Marg has three prominent semicircular arched windows on second floor level. The entire grandeur of the structure is such that it creates the effect of a palace. Coupled Ionic columns are seen on the ground floor level. The façade also has a cornice band projecting on third floor supported by decorative concrete brackets. The terrace parapet wall follows a pattern of decorative balustrades followed by a small blank well repeatedly.	
5.3	Intrinsic	This building is located in an elite area and has a Neo-classical style.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden open well staircase with decorative Newel post	
7.5	Openings	Rectangular wooden glazed windows on first and third floor and semicircular arched on second floor	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Decorative keystones, decorative R.C.C. railing at sill level, decorative motifs on façade. Semicircular openings on second floor with decorative keystone.		
7.8	Finishes	Internally and externally cement plastered and painted. Stone façade partly.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with concrete paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Sliding windows, grills and asbestos chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Chapsey Terrace



View from S.K. Badodawala Marg

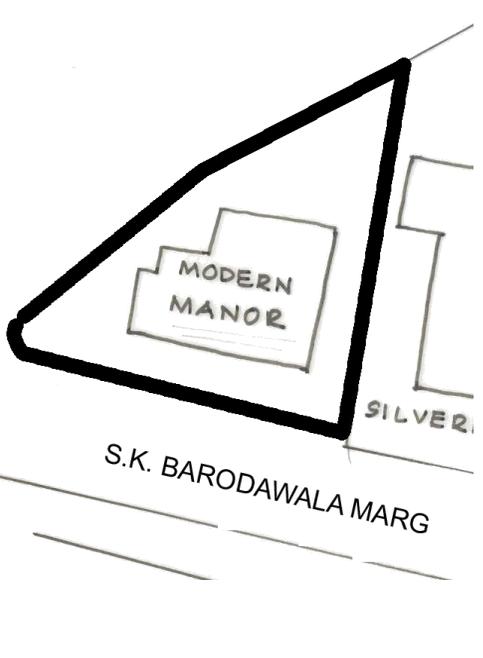


Decorative motifs on the façade and simple architraves around the windows



Thick vegetation around the premises of the building

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

	Common Ref. No.:	
	Card No.: D-60	
	Ward (Part): D-II	
	CS No.: 7A / 632	
	Plot Area: 539.30 sq.m.	
	B U Area: 1348.25 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Modern Manor		

1.0	Denomination		
1.1	Name of Premises	Modern Manor	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	S.K. Badodawala Marg (Altamount Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot on sloping terrain facing S.K. Badodawala Marg.	
5.2	Architectural Description	G + 4 structure stands out on S.K. Badodawala Marg because of the prominent Ionic columns on the ground floor which support a heavy cornice band at first floor level. The upper floor has rectangular windows which group up into four bounded by concrete twinings. The balcony projecting on the third floor is semicircular and is located on the central façade.	
5.3	Intrinsic	Located in an elite locality with buildings of similar scale and proportion.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden open well staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Decorative Ionic columns near the entrance, sun windows as ventilators on second and third floor. Projecting cornice bands at first and third floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with concrete paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Terrace enclosed by A.C sheets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Modern Manor



View of the façade from S. K Badodawala Marg



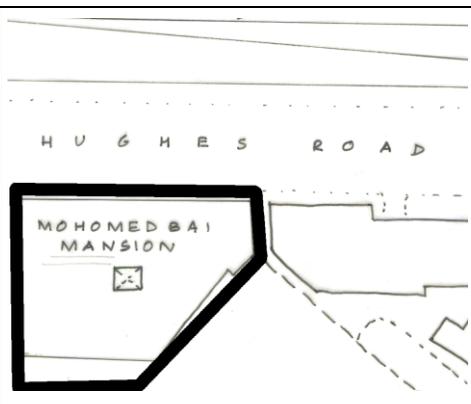
Columns with Ionic capitals



Projecting cornice band at 2nd floor level supported by Ionic columns

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

	Common Ref. No.:	
	Card No.: D-61	
	Ward (Part): D-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Mohomedbai Building	



1.0	Denomination		
1.1	Name of Premises	Mohomedbai Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sitaram Patkar Marg (Hughes Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and comeercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Sitaram Patkar Marg, which is one of the major North-South arterial roads where the flyover slopes down.	
5.2	Architectural Description	Structure has Corinthian order on façade with floral motifs and columns with highly decorative capitals. Ground floor has pediments with dentils at lintel level of windows. Façade has horizontal grooved bands. Projecting cornice bands at second, third and fourth floor. Façade is highly decorative. The façade of the building catches the attention due to the Corinthian columns and well maintained decorative motifs on the façade.	
5.3	Intrinsic	Located in higher income group area and the building mostly belong to Mohammedian community.	
5.4	Value Classification	A(arc), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist Flooring	
7.4	Stairs	Wooden open well staircase with simple balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters on first floor, fourth floor and semicircular arched windows on third floor	

7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Façade has floral motifs, columns with highly decorative capitals. Pediments with dentils on ground floor at lintel level for windows. Balconies supported by concrete plain brackets. Decorative concrete jali railing on balconies.		
7.8	Finishes	Internally and externally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Hoardings, sliding windows and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mohamedbai Mansion



View from Sitaram Patkar Marg



View from underneath the flyover



Coupled Corinthian columns



Decorative architrave around the window



Neoclassical Cartouche

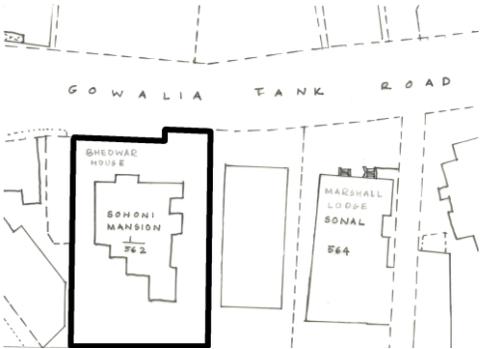


Diocletian or a thermal window



Triangular pediment with a decorative parapet above

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

	Common Ref. No.:	
	Card No.: D-62	
	Ward (Part): D-II	
	CS No.: 1/562	
	Plot Area: 1047.39 sq.m.	
	B U Area: 1098.00 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Tanvi O	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Sohni Mansion	

1.0	Denomination		
1.1	Name of Premises	Sohni Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	August Kranti Marg (Gowalia Tank Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at the beginning of August Kranti Marg, which is one of the major East-West arterial roads near Sitaram Patkar Marg, which is one of the major North-South arterial roads with a good frontage.	
5.2	Architectural Description	Highly ornamental building in fusion of styles, with decorative Ionic columns and the central top pediment designed as two segments conveying towards a central finial. The columns are fluted and support the balcony projecting on the 1 st floor. The building has sloping roofs at two ends in Mangalore tile vaulted form and with a Chhatri on top.	
5.3	Intrinsic	An architecturally important building but is extremely tempered by the present religious and commercial usage.	
5.4	Value Classification	A(arc), F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	45 cms high stone plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden spiral staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tiles and plain eaves board		
7.7	Articulation	Centre portion of staircase is projected and has long and short work, rectangular columns have decorative capitals and balcony of third floor is highly decorated.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Ground floor recently painted.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Sohni Mansion



Central decorative bay with Neo-Classical motifs



Roof profile of the structure



MHADA notice issued for the demolition



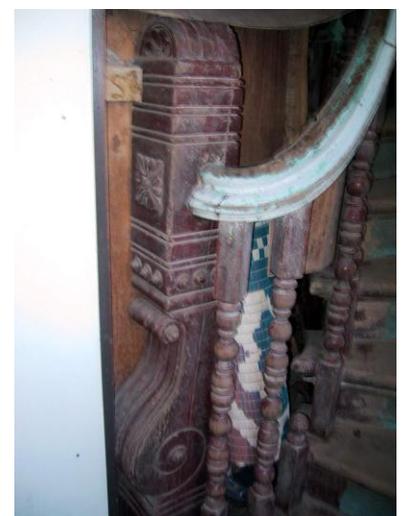
Triangular pediment with floral motifs in its tympanum



Wooden winding railing

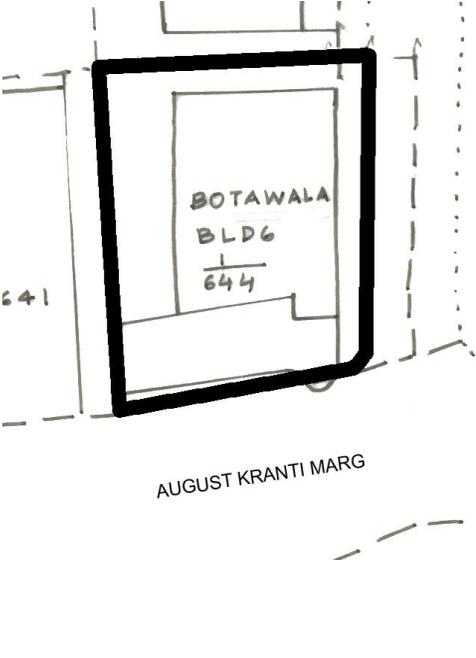


Wooden stairs with cut string and carved console like brackets below the ends of the tread



Highly decorative newel post

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

	Common Ref. No.:	
	Card No.: D-63	
	Ward (Part): D-II	
	CS No.: 1 / 644	
	Plot Area: 705.78 sq.m.	
	B U Area: 2352.6 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Old Botawala Building		

1.0	Denomination		
1.1	Name of Premises	Old Botawala Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Krantiveer Vasant Rao Naik Marg (Forjett Street)	
2.2	Subsidiary	Raghavji Marg	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Building located on a sloping terrain at a corner junction of August Kranti Marg, which is one of the major East-West arterial roads and Raghavji Marg.	
5.2	Architectural Description	This Neo-classical building stands upright due to its corner position. The corner rounded portion of the building houses a dome on the top. The fourth floor cornice band which projects out relatively is supported by decorative brackets at the corner. The balconies project on the interior road and have decorative balustrades. Corner building with highly ornamental façade clad with Malad stone. The staircase block is topped by decorative brick dome. Decorative floral motifs seen below the windows. Windows have decorative architraves around them.	
5.3	Intrinsic	This area has few building having Neo-classical style and hence it is architecturally important.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	60 cms high stone plinth with Malad stone cladding	
7.2	Walls	23 cms thick brick masonry wall	
7.3	Floor	R.C.C. floor slab	

7.4	Stairs	Open well wooden staircase with decorative newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Asbestos sheets and M.S trusses		
7.7	Articulation	Corner building with decorative rounded pediment and decorative corner motifs. Decorative motifs below the windows have projecting window sills and brick dome above the staircase block.		
7.8	Finishes	Malad stone cladding externally and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Old Botawala Building



View from August Kranti Marg



Rounded pediment at the corner



View towards Raghavji Marg



Louvred windows



Decorative motif at the parapet level



Malad stone cladding on the facade



Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:			
	Card No.: D-64			
	Ward (Part): D-II			
	CS No.: 1 / 556			
	Plot Area: 1923.09 sq.m.			
	B U Area: 5769.27 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\Khalluck Dina Terrace / Hassan Manzil			
1.0	Denomination			
1.1	Name of Premises	Khalluck Dina Terrace / Hassan Manzil		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable	
2.0	Access			
2.1	Main	August Kranti Marg (Gowalia Tank Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Bhai Khurshed Khanoom and others		
3.2	Past	Bhai Khurshed Khanoom and others		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A prominent building on an open corner facing August Kranti Maidan.		
5.2	Architectural Description	Corner building, circular projecting balconies at the corner, Brick pilasters spanning vertically across 1 st and 2 nd floor, facade also has Corinthian Columns from 2 nd floor window sill level to 3 rd floor lintel level.		
5.3	Intrinsic	Area earlier known as Gowalia Tank is inhabited by upper middle class Gujrati, Parsi and Marathi families.		
5.4	Value Classification	A(arc), A(cul), B(des), C(seh)	Recommended Grade III	
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	3'-6" high masonry plinth		
7.2	Walls	9" thick Brick wall		
7.3	Floor	R.C.C. Slab		
7.4	Stairs	Dog legged, Wooden Staircase with simple Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat Roof with Terrace		

7.7	Articulation	Long and short work on the corner edges of the building, Corinthian columns on the facade decorative R.C.C. railing		
7.8	Finishes	Internally and externally Cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space, marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Poor (Needs maintenance)		
9.2	Walls	Fair		
9.3	Floor	Fair		
9.4	Stairs	Poor (Wooden members need to be fixed up)		
9.5	Openings	Fair		
9.6	Roofing	Fair		
9.7	Articulation & Finishes	Poor (Needs maintenance)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added on the ground floor.		
10.2	Structure	A.C Chajjas added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Staircase to be thoroughly maintained. Facade details in a dilapidated state. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Khalluck Dina Terrace



Front elevation



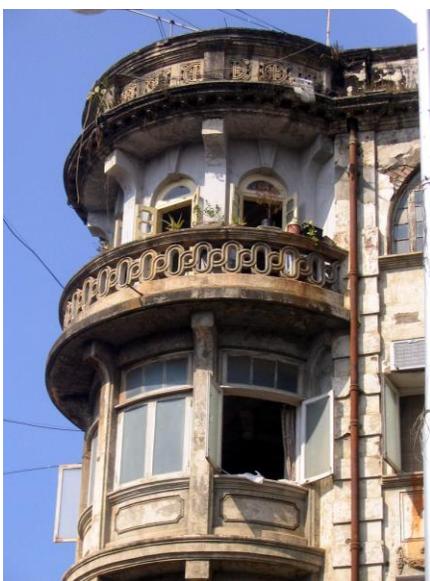
View from August Kranti Maidan



Wooden staircase with decorative newel post



Corinthian pilasters on the façade



Circular balconies with decorative concrete jalis



Plaster pealed off from the façade

Hassan Manzil



View from August Kranti Maidan



View from channeled rustication on the façade



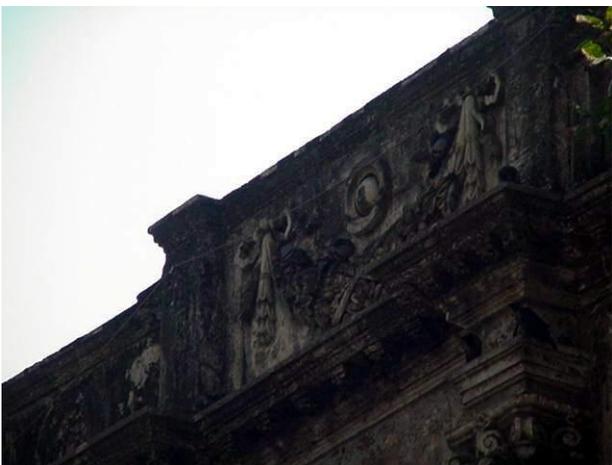
Long and short work on the façade



Corinthian pilasters on the 3rd and 4th floor



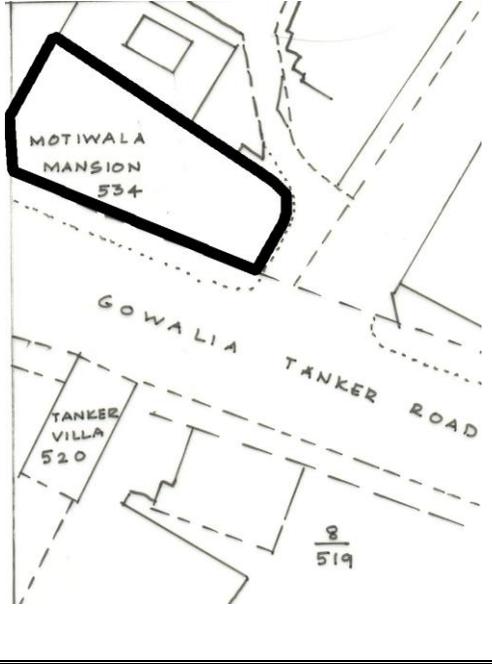
Decorative brackets supporting the chajjas



Floor bands on the façade



Shop line on the ground floor

	Common Ref. No.:			
	Card No.: D-65			
	Ward (Part): D-II			
	CS No.: 534			
	Plot Area: 1352.86 sq.m.			
	B U Area: 7272.6 sq.m.			
	Date: February, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:\Ward D\ Motiwala Mansion			
1.0	Denomination			
1.1	Name of Premises	Motiwala Mansion		
1.2	Earlier Name	Not applicable		
1.3	Built in	1930's	Extension Date (if any)	Not available
2.0	Access			
2.1	Main	August Kranti Marg (Gowalia Tank Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Kakalbhai Bhuderbai Vakil		
3.2	Past	Motichand Girdharilal Kapadia, Amritlal Kalidas Sheth, Chandulal Sorabji Modi, Sabarchand Motilal		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on August Kranti Marg, which is one of the major East-West arterial roads having a street front value.		
5.2	Architectural Description	G + 5 well proportioned building with two bays prominently projecting on both sides of the façade. Decorative details in Neo-classical style in plaster along with horizontal cornice bands at different levels are painted red to contrast with the other wise white painted façade. The ground and first floor facades are clad with exposed Malad stone. Central part has balconies with bulging C.I. decorative railing. The balconies on the side façade are in Vernacular style, wooden brackets, wooden posts and C.I. railing.		
5.3	Intrinsic	Area earlier known as Gowalia Tank is inhabited by upper middle class Gujarati, Parsi and Marathi families.		
5.4	Value Classification	A(arc), F, B(des)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	60 cms high masonry plinth		
7.2	Walls	15 cms thick brick wall		
7.3	Floor	R.C.C. floor slab		

7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and segmental arched windows on first floor		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	It has feature like prominently projecting Chajjas at all floor levels. Two balconies project out at third floor level. The parapet wall of the third floor has decorative floral motifs. Cornice band is seen at first floor level.		
7.8	Finishes	Malad stone cladding on the facade and Internally and cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair ((No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings added, sliding windows, grills added later.		
10.2	Structure	Upper floor added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Motiwala Mansion



View from August Kranti



Simple rectangular motifs above the 1st floor

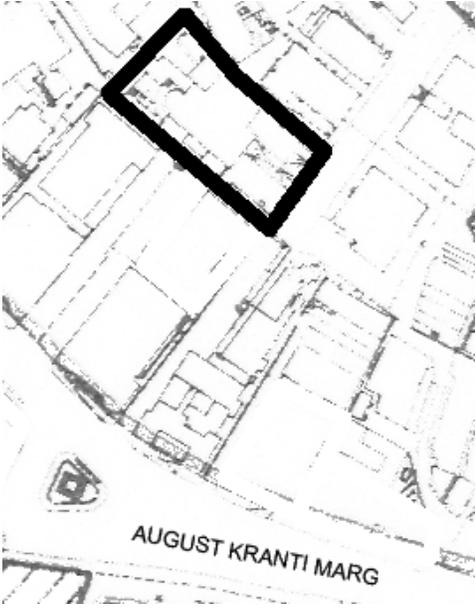


Decorative motifs at parapet level



Malad stone cladded façade till the 1st floor

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

	Common Ref. No.:	
	Card No.: D-66	
	Ward (Part): D-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Bai Soonabai Hirji Jivanji Agiary (Soonaji Adarian)		

1.0	Denomination			
1.1	Name of Premises	Bai Soonabai Hirji Jivanji Agiary (Soonaji Adarian)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	August Kranti Marg (Gowalia Tank Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Trust		
4.0	Use			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on the dead end creating an interesting vista off August Kranti Marg, which is one of the major East-West arterial roads opposite August Kranti Maidan.		
5.2	Architectural Description	The agiary is a two storied composite structure, standing on a high plinth, affronted by a projecting colonnaded entrance portico. An elaborate motif of sun flanked by two motifs of Acorn is centrally located at terrace level below which is located a large decorative balcony above entrance porch. Either side of central bay are small balconies and identical sloping roofs. The intricate parapet wall in Achaemenian details that conceal the roof adorns the front facade. It was rebuilt in the 20 th century, housing a fire consecrated in the first half of the 19 th century.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.		
5.4	Value Classification	A(arc), A(cul), B(per), B(uu), C(seh), D(bio)	Recommended Grade	II A

6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	1 metre high stone plinth in coursed ashlar masonry		
7.2	Walls	15 cms thick brick wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof terrace		
7.7	Articulation	The agiary has a Malad stone cladded façade. It has features like columns with decorative capitals supporting the projecting balcony above. The balcony has decorative concrete jali. The windows on the either sides of this balcony have sloping roof with louvered windows.		
7.8	Finishes	Malad stone cladding on the façade and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Brick wall with MS fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Bai Soonabai Hirji Jivanji Agiary (Soonaji Adarian)



Detail of the projecting bay and the terrace parapet wall in Achaemenian style



Windows with concrete jali and sloping roof above



Front elevation



View from August Kranti Marg

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

	Common Ref. No.:		
	Card No.: D-67		
	Ward (Part): D-II		
	CS No.: 540		
	Plot Area: 648.83 sq.m.		
	B U Area: 2000.00 sq.m.		
	Date: February, 2005		
	Record by: Gauri J, Uma P		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-D:\Ward D\ Hardinge House		
			
1.0	Denomination		
1.1	Name of Premises	Hardinge House	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	August Kranti Marg (Gowalia Tank Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Mohammed Hussain Dhaikhali Barodawali, Sultanali Shaikhali Barodawali	
3.2	Past	Mohammed Hussain Dhaikhali Barodawali, Sultanali Shaikhali Barodawali	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the foreground of the Soonaji Agiary, forming a view off on August Kranti Marg, which is one of the major East-West arterial roads opposite the Maidan.	
5.2	Architectural Description	Corner building with prominent corner façade. Segmental windows, rectangular balconies projecting at the central portion of the facade, Doric order columns, supporting the balconies. Iron grills are used for railings. The balconies are the best features otherwise does not have much aesthetic value.	
5.3	Intrinsic	Area earlier known as Gowalia Tank is inhabited by upper middle class Gujarati, Parsi and Marathi families.	
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	60 cms high plastered masonry plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged, wooden staircase with decorative Newel post and balusters	

7.5	Openings	Segmental arched openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with terrace		
7.7	Articulation	It has features like moulded cornice bands at all floor levels. The central projecting balconies are supported by wooden posts and they have decorative C.I. railing for the balconies.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No open space in front, marginal open space on sides		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Renovated finishes with cement concrete.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Hardinge House



View from August Kranti Marg



Projecting balconies



View from the north of August Kranti Marg

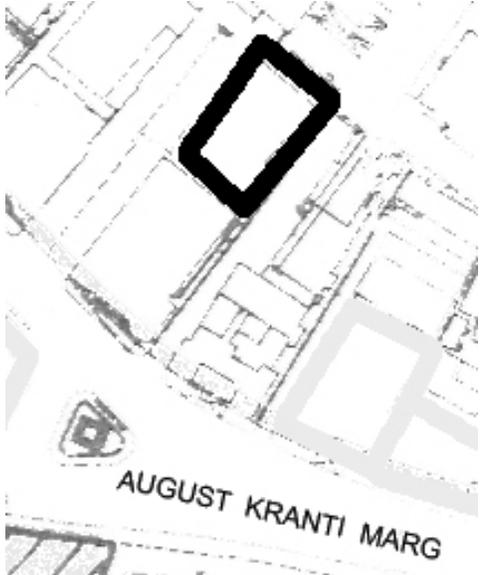


Projecting balconies of 1st and 2nd floor



Façade is recently cement plastered

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-68	
	Ward (Part): D-II	
	CS No.: Not available	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Pirojshaw Building	

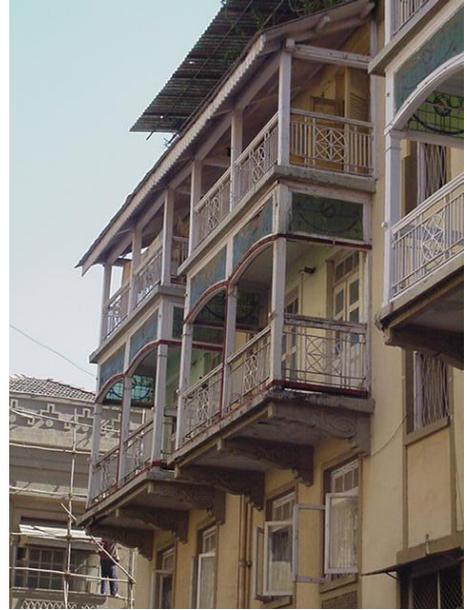
1.0	Denomination		
1.1	Name of Premises	Pirojshaw Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	August Kranti Marg (Gowalia Tank Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the foreground of Soonaji Agiary forming a vista off August Kranti Marg, which is one of the major East-West arterial roads.	
5.2	Architectural Description	Four bays of twin projecting balconies only on 2 nd and 3 rd floor give aesthetic value to the façade. Balconies are supported by wooden posts spanned by wooden segmental arches with stained glass ventilators. The wooden railing is in the typology of Parsi Precincts.	
5.3	Intrinsic	Area earlier known as Gowalia Tank is inhabited by upper middle class Gujrati, Parsi and Marathi families.	
5.4	Value Classification	A(arc), B(des), A(cul), C(seh), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	30 cms high masonry plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	

7.7	Articulation	Cornice band seen at first floor level. Balconies projecting above the first floor level are cantilevered and are supported by simple R.C.C. brackets. The projecting balconies have stained glass weather sheds and decorative C.I railings at parapet level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Front open space with no provision of open space around paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Chajjas added later over few windows and hoarding added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Pirojshaw Building



View from the internal lane off August Kranti Marg



Projecting balconies with stained glass ventilators seen above the 1st floor



Marginal space between the adjoining buildings



Cast iron railing for the balconies

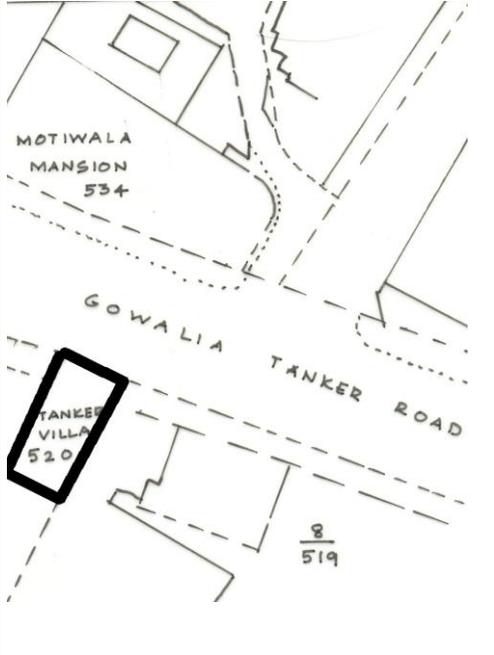


Balcony supported by decorative reinforced concrete brackets



Stained glass weather sheds

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

	Common Ref. No.:	
	Card No.: D-69	
	Ward (Part): D-II	
	CS No.: 520	
	Plot Area: 732.44 sq.m.	
	B U Area: 666.6 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Tanker Villa		

1.0	Denomination			
1.1	Name of Premises	Tanker Villa		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid to late 19 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	August Kranti Marg (Gowalia Tank Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Municipal Corporation for the City of Bombay		
3.2	Past	Municipal Corporation for the City of Bombay		
3.3	Status	Tananted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a small plot adjoining August Kranti Maidan.		
5.2	Architectural Description	As seen from the scale and material the buildings seem to be one of the oldest in the city although at present badly tampered. The north side façade has exposed large timber posts and segmental wooden windows with intricately C.I. grill acting as ventilator. This building shares the typology of the buildings in the John Cannon campus built in 1830s and located just 100 metres away from this building. It is a sloping roof structure having Mangalore tiles and plain Eaves board, façade has vertical columns projections.		
5.3	Intrinsic	Moderate building maintaining the height on the street front could be owned by one of the Protestant Missionaries called Tanker associated with the John Cannon.		
5.4	Value Classification	A(arc), B(per)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 1		
7.0	Construction			
7.1	Plinth	60 cms high plastered masonry plinth		
7.2	Walls	Load bearing stone walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Straight flight R.C.C. staircase		

7.5	Openings	Rectangular openings with wooden frame and glazed folding shutters on 1 st floor. Semicircular window for ground floor.		
7.6	Roofing	Flat roof timber boarding and Mangalore tiles		
7.7	Articulation	The structure has a simple façade with segmental arched windows having double shutters. The façade has simple rectangular pilasters at intervals highlighted in dark brown colour. The façade bears minimal articulation.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Windows air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Poor (Plinth shows some settlement)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed but needs maintenance)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Banners of commercial shops on ground floor.		
10.2	Structure	Steel trusses for roof.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Urban Renewal Scheme on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Tanker Villa



View from August Kranti Marg



Decorative cast iron railing for the ventilator



Chimney arising from the 1st floor level



Window air conditioning unit



Semicircular openings

Left side elevation not seen due to the proximity of the adjoining buildings

Krantiveer Vasantnaik Marg Precinct (Forjett Street)

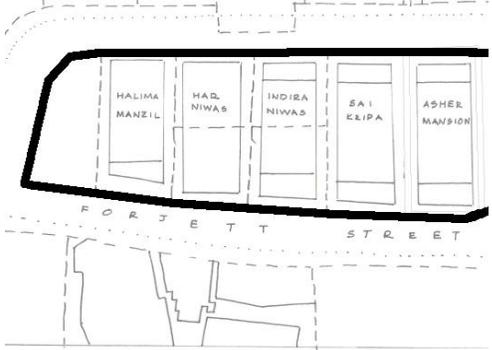
Forjett Street precinct comprises of buildings with a height of around 12 m. to 16 m. The precinct has a profile the letter 'C' with Forjett Street being the main road.

The general character of the precinct is Vernacular with balconies projecting over the narrow lane. The buildings are in brick masonry with minimal ornamentation on facade. The buildings have decorative C.I railings. Generally the buildings have wooden pitched roof with Mangalore tiles. Buildings have decorative R.C.C. brackets supporting projecting balconies.

The overall condition of the buildings is fair to poor and need a lot of maintenance.

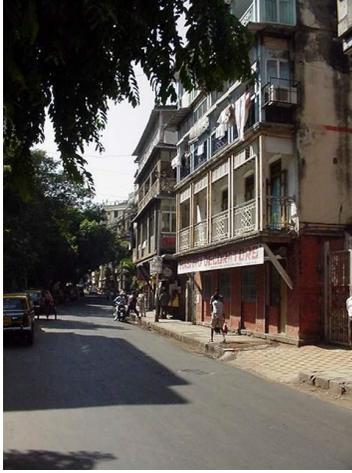
Buildings in the Precincts:

- 1) Forjett House
- 2) Halima Manzil
- 3) Asher Manzil
- 4) Aurbun House
- 5) Crown Manzil
- 6) Jer Mansion
- 7) Indira Niwas
- 8) M.N Banaji Charitable Trust
- 9) Har Niwas
- 10) Sai Krupa

	Common Ref. No.:			
	Card No.: D-70			
	Ward (Part): D-II			
	CS No.: Not applicable			
	Plot Area: Not applicable			
	B U Area: Not applicable			
	Date: January, 2005			
	Record by: Gauri J, Tanvi O			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:Ward D\ Krantiveer Vasantrya Naik Marg Precinct (Forjett Street)			
1.0	Denomination			
1.1	Name of Premises	Krantiveer Vasantrya Naik Marg Precinct (Forjett Street)		
1.2	Earlier Name	Not applicable		
1.3	Built in	First half of 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Krantiveer Vasantrya Naik Marg (Forjett Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential, Commercial		
4.2	Past	Residential, Commercial		
4.3	Usage	Regular residential and commercial use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	The buildings of the precinct have a same scale in relation to the height and same proportions.		
5.2	Architectural Description	Forjett Street precinct comprises of buildings with a height of around 12 m to 16 m. The precinct has a profile in letter 'C' with Forjett Street being the main road. The general character of the precinct is Vernacular with balconies projecting over the narrow lane. The buildings are in brick masonry with minimal ornamentation on facade. The buildings have decorative C.I railings. Generally the buildings have wooden pitched roof with Mangalore tiles. Buildings have decorative R.C.C. brackets supporting projecting balconies.		
5.3	Intrinsic	This is a high density high rise precinct mostly occupies by Gujarathi and Parsi communities.		
5.4	Value Classification	A(arc), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	Not applicable		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Krantiveer Vasanttrao Naik Marg Precinct (Forjett Street)



View from Krantiveer Vasanttrao Naik Marg



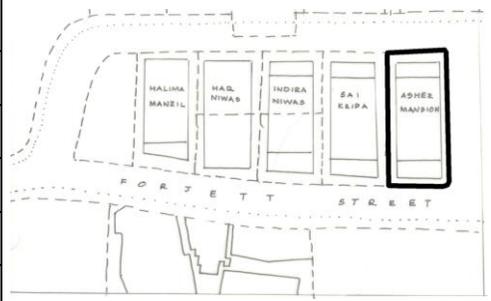
M.C.G.M nameplate



Decorative brackets for projecting balconies



	Common Ref. No.:	
	Card No.: D-70a	
	Ward (Part): D-II	
	CS No.: 12 / 644	
	Plot Area: 547.75 sq.m.	
	B U Area: 1752.8 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Asher Manzil	



1.0	Denomination		
1.1	Name of Premises	Asher Manzil (Krantiveer Vasant Rao Naik Marg Precinct)	
1.2	Earlier Name	Motiwala Mansion	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Krantiveer Vasant Rao Naik Marg (Forjett Street)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Tribhuvandas Haridas and others	
3.2	Past	Tribhuvandas Haridas and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at corner on rectangular plot facing Krantiveer Vasant Rao Naik Marg.	
5.2	Architectural Description	This building has a long stretch of balcony extending from one end of the building to the other. This balcony has a weather shed in stained glass. There are decorative C.I railings for the balcony. The first floor has separate projecting balconies supported by decorative brackets.	
5.3	Intrinsic	Forms a part of Krantiveer Vasant Rao Naik Marg Precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	75 cms stone plinth	
7.2	Walls	23 cms brick masonry walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Wooden, dog legged staircase with decorative Newel post	
7.5	Openings	Segmental arched openings on ground floor & rectangular openings with wooden frames glazed shutters on other floors	
7.6	Roofing	Partly flat roof terrace, partly sloping roof with Mangalore tiles	

7.7	Articulation	Decorative C.I railings for balconies on top floor, decorative brackets supporting balconies, decorative keystone on segmental arched windows, projecting architraves around windows, decorative eaves board on sloping roof, decorative grooved pilasters at either corners of the buildings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (Needs maintenance)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sliding windows, aluminium chajjas added later and MS brackets added to support balconies.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Asher Manzil (Krantiveer Vasantnao Naik Marg Precinct)



View from Krantiveer Vasantnao Naik Marg



Decorative brackets supporting the balconies

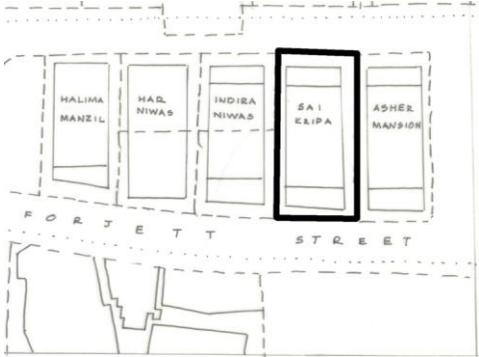


Decorative pilasters



Decorative mouldings around the windows

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

	Common Ref. No.:			
	Card No.: D-70b			
	Ward (Part): D-II			
	CS No.: 11 / 644			
	Plot Area: Not available			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-D:\Ward D\Sai Krupa				
1.0	Denomination			
1.1	Name of Premises	Sai Krupa (Krantiveer Vasantnao Naik Marg Precinct)		
1.2	Earlier Name	Not applicable		
1.3	Built in	1939	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Krantiveer Vasantnao Naik Marg (Forjett Street)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Ceased		
3.2	Past	Ceased		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing Krantiveer Vasantnao Naik Cross Road.		
5.2	Architectural Description	This building has a long stretch of balcony extending from one end of the building to the other. This balcony has a weather shed in stained glass. There are decorative C.I railings for the balcony. The first floor has separate projecting balconies supported by decorative brackets.		
5.3	Intrinsic	Forms a part of Krantiveer Vasantnao Naik Marg Precinct.		
5.4	Value Classification	A(arc), A(cul), G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 5		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	Wooden joist flooring		
7.4	Stairs	Wooden, dog legged staircase with decorative newel post		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		

7.7	Articulation	Decorative C.I railings for balconies on top floor, decorative brackets supporting balconies, decorative keystone on segmental arched windows, projecting architraves around windows, decorative eaves board on sloping roof, decorative grooved pilasters at either corners of the buildings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	First flight of timber staircase changed to R.C.C. with marble cladding, M. channels added to support balconies.		
10.3	Articulation & Finishes	Tiles laid on plinth level on façade.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Sai Krupa (Krantiveer Vasantao Naik Marg Precinct)



View from Krantiveer Vasantao Naik Marg



View of the side façade



Broken panes of the weather sheds



Cast iron railing for the balconies

Left side elevation not seen due to the proximity of the adjoining buildings

	Common Ref. No.:	
	Card No.: D-70c	
	Ward (Part): D-II	
	CS No.: 6 / 644	
	Plot Area: 1098.67 sq.m.	
	B U Area: 2929.78 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Keshav S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Forjett House		



1.0	Denomination		
1.1	Name of Premises	Forjett House (Krantiveer Vasant Rao Naik Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1940s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Krantiveer Vasant Rao Naik Marg (Forjett Street)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building located at a busy corner of Krantiveer Vasant Rao Naik Marg.	
5.2	Architectural Description	This structure is located just touching August Kranti Marg or Forjett Street starts. The Neo-Gothic style building has a prominent rounded corner topped by a dome. This corner portion has huge pilasters flanking from first floor to the second floor with Ionic capitals. It also has pediment above the window of the staircase bay. The wall is clad with Malad stone in coursed ashlar masonry.	
5.3	Intrinsic	Forms a part of Krantiveer Vasant Rao Naik Marg Precinct earlier known as Forjett Street.	
5.4	Value Classification	G(grp), A(arc)	Recommended Grade II B
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	60 cms high stone plinth with Malad stone cladding in coursed ashlar masonry	
7.2	Walls	15 cms thick brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Open well winding wooden staircase with decorative Newel post and balusters	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters having segmental arches		
7.6	Roofing	Sloping roof with A.C sheets and MS trusses		
7.7	Articulation	Ground floor has horizontal grooved bands on the façade and balconies projecting on the upper floors supported by decorative brackets and have C.I railings. The corners of the building has huge pilaster with Ionic capitals. Windows have simple architraves.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Banners of commercial shops on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Forjett House



Corner of the building houses a dome on the top



Malad stone clad façade facing Krantiveer Vasantnaik cross lane



Segmental arched windows



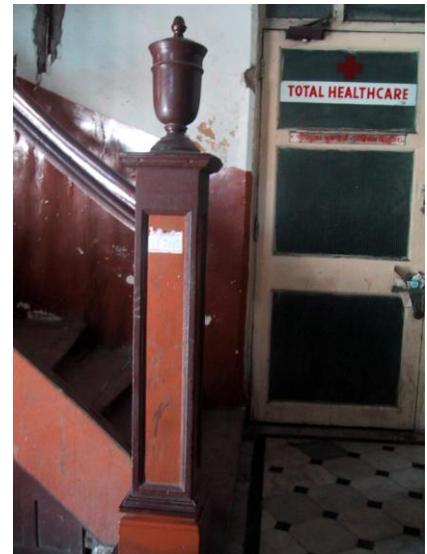
Open well, winding wooden staircase



Segmental arched windows



Projecting balconies



Decorative Newel post



Ionic pilasters in the corner facade



Black Basalt stone plinth in coursed ashlar masonry

Darabsha Marg Precinct

The buildings on Darabsha Marg forming Darabsha Precinct are in the typology of Neo-classical mansions; maintain a height of 9 m to 12 m. The buildings are in plastered brick masonry with ornamental facade, decorative entrance porches, carved CI or CC balcony railings and brackets to support the balconies. Generally the buildings have flat roof terrace.

The buildings have features like cornice bands, corners in long and short work, pilasters, semicircular windows with prominent keystones, carved brackets, decorative wooden staircases, etc. Layout surprisingly does not have adequate spaces in between.

The buildings have a good group value and forms excellent visual lines in terms of the facade as seen from Napean Sea Road.

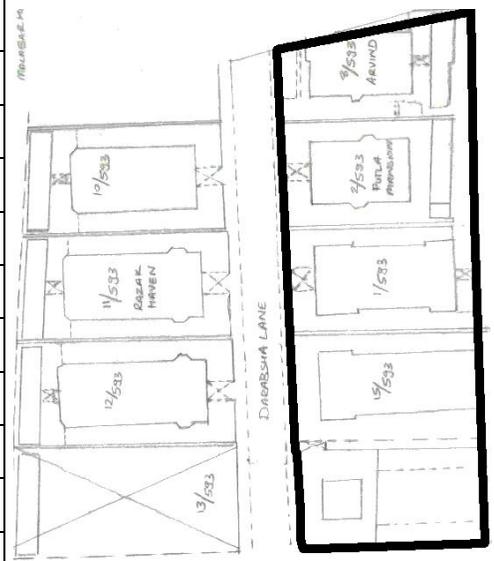
However they are in immediate threat of demolition in order to exploit the real estate value in this prestigious locality e.g. Samudra Villa, of high architectural value was demolished after the documentation.

Buildings in the Precincts:

- 1) Samudra Villa (Demolished in September, 2005)
- 2) Murarjee Mansion
- 3) Sea Shell
- 4) Razak Haven
- 5) Arvind
- 6) Putla mansion



Common Ref. No.:
Card No.: D-71
Ward (Part): D - II
CS No.: Not applicable
Plot Area: Not applicable
B U Area: Not applicable
Date: January, 2005
Record by: Gauri J, Anup S
Review by: Neera Adarkar
Internal: As above
External: As above
Photo Ref.: T-IV-D:\Ward D\
 Darabsha Marg Precinct



1.0	Denomination		
1.1	Name of Premises	Darabsha Marg Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	1940s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Darabsha Marg	
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Situated on the quiet Sea front, the precinct has same scale and character off Laxmibai Jagmohandas Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>The buildings are in the typology of large mansions, in Neo-classical style with fairly ornamental facade, decorative entrance porches, carved CI or CC balcony railings and brackets to support the balconies. Generally the buildings have flat roof terrace.</p> <p>The buildings have features like cornice bands, pilasters, motifs, carved brackets, decorative wooden staircases, etc. The two buildings have little open space in between the two buildings.</p>	
5.3	Intrinsic	One of the most priced and prestigious localities of Mumbai.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats			
12.0	Additional Notes / References / Documents Available		Notes: The buildings have a good group value and forms excellent visual lines in terms of facade as seen from Napean Sea Road. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	

Darabsha Marg Precinct



View from Laxmibai Jagmohandas Marg



View from Laxmibai Jagmohandas Marg towards the right of the precinct



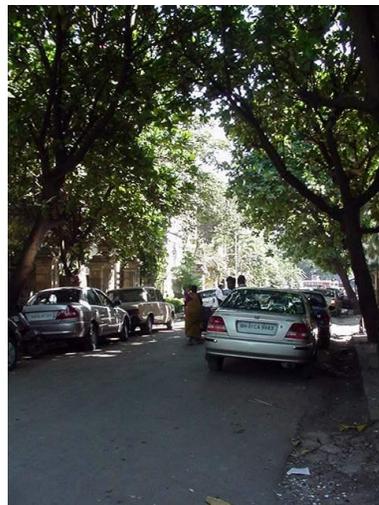
Skyline of the precinct



Common feature of the precinct



Entrance porch of one of the buildings



Avenue created due to the thick vegetation

Darabsha Marg Precinct



View towards the sea



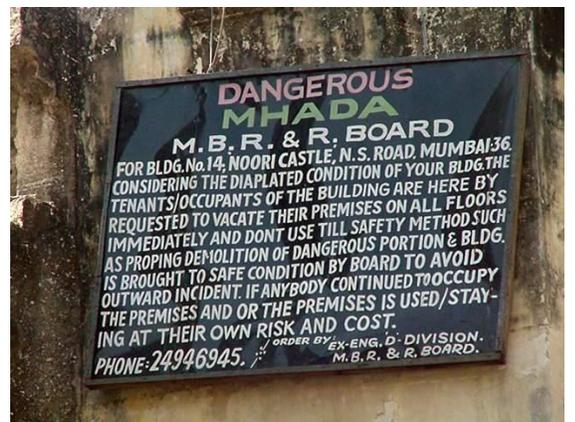
Road approaching the lane



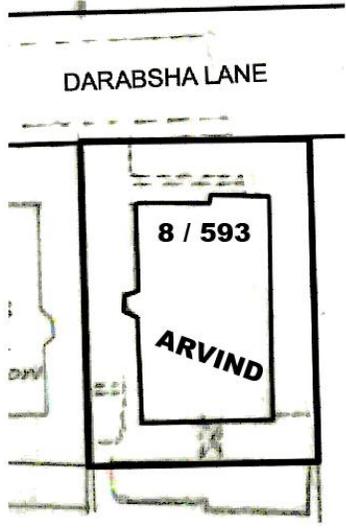
Avenue of the precinct



M.C.G.M name plate



M.H.A.D.A notice

	Common Ref. No.:	
	Card No.: D-71a	
	Ward (Part): D-II	
	CS No.: 8 / 593	
	Plot Area: 932.92 sq.m.	
	B U Area: 1865.84 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Arvind		

1.0	Denomination		
1.1	Name of Premises	Arvind (Darabsha Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Darabsha Marg	
2.2	Subsidiary	Laxmibai Jagmohandas Marg (Napean Sea Road)	
3.0	Ownership Pattern		
3.1	Present	Bai Coorbai Ardeshir Avasia and others	
3.2	Past	Bai Coorbai Ardeshir Avasia and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	First building on Darabsha Marg stands on a rectangular plot.	
5.2	Architectural Description	This is a Neo-classical mansion in Darabsha Marg having a ornamental façade and a decorative entrance porch. It has decorative C.I balcony railings and a flat roof terrace. Cornice band are seen at all floor levels with pilasters, semicircular windows with plain architraves and prominent keystones. Long and short work is seen at the corner edges of the building.	
5.3	Intrinsic	It is a typology of Neo-classical mansions belonging to Parsi community.	
5.4	Value Classification	A(arc), A(cul), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	75 cms high Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Semicircular windows on second floor and rectangular openings with wooden frames and glazing on rest.	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Long and short work at the corner edges. Mouldings around semicircular arches of second floor with a keystone. Cornice band at floor levels. False columns projecting below the arches at spandrels. Dentils below the cornice band of 3 rd floor. Octagonal projections on the façade with cornice bands at floor levels with dentils on it.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick wall with piers and rough cement texture		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Needs maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed but needs maintenance)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Arvind (Darabsha Marg Precinct)



View from Darabsha Marg



Detail of balcony supported by decorative brackets



Detail of the pilasters and semicircular arched windows

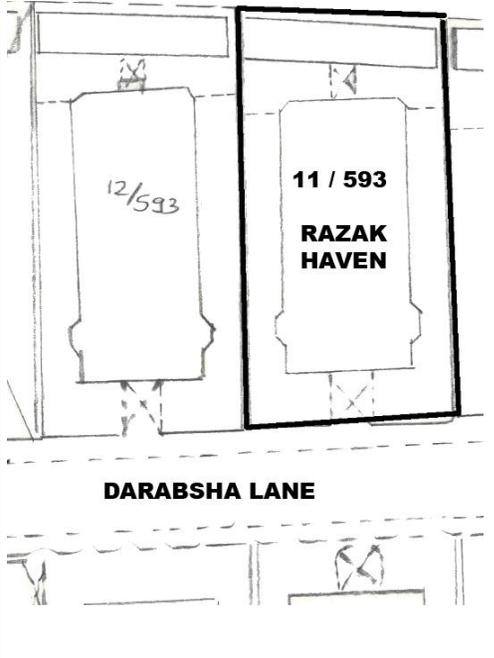


Balcony View from Darabsha Marg



Decorative corner edge of the building

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

	Common Ref. No.:	
	Card No.: D-71b	
	Ward (Part): D-II	
	CS No.: 11 / 593	
	Plot Area: 1013.39 sq.m.	
	B U Area: 2702.37 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Razak Haven	

1.0	Denomination		
1.1	Name of Premises	Razak Haven (Darabsha Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Darabsha Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ratansey H. Bhairai and others	
3.2	Past	Ratansey H. Bhairai and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot off Nepean Sea Road.	
5.2	Architectural Description	This is a Neo-classical mansion in Darabsha Marg having a ornamental façade and a decorative entrance porch. Entrance porch with coupled columns, Pediment on the 2 nd floor level with dentils below, false columns on the 2 nd floor, Parapet of the terrace has a staggered profile; Ground floor has moulding around with keystone.	
5.3	Intrinsic	It is a typology of Neo-classical building belonging to the Parsi community.	
5.4	Value Classification	A(arc), A(cul), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	75 cms high stone plinth	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazing and segmental arched windows on ground floor	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Entrance porch with coupled columns, pediment on the second floor level with dentils below, false columns on the second floor, parapet of the terrace has a staggered profile, ground floor windows have moulding around with keystone.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick walls with decorative piers		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Cracks observed at few places internally)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair-Poor (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Balconies supported by MS channels.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Razak Haven (Darabsha Marg Precinct)



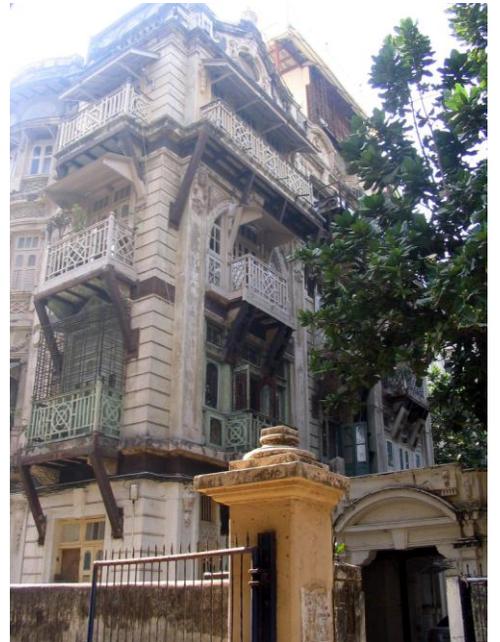
Front elevation



Façade hidden due to vegetation



Entrance porch in Neoclassical style



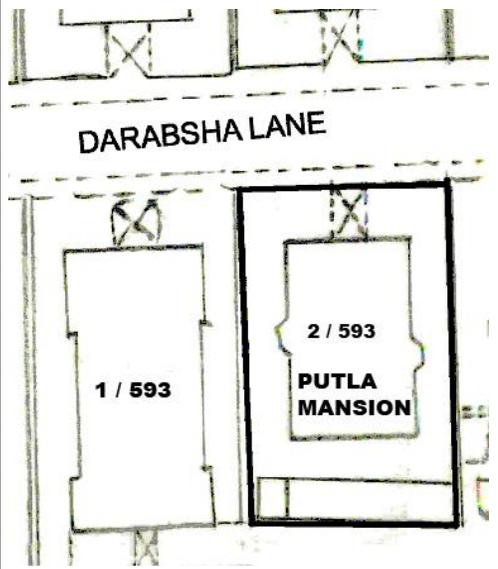
View from Darabsha Marg



Left side elevation not seen due to proximity of adjoining buildings



	Common Ref. No.:	
	Card No.: D-71c	
	Ward (Part): D-II	
	CS No.: 2 / 593	
	Plot Area: 844.49 sq.m.	
	B U Area: 1688.98 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Putla Mansion	



1.0	Denomination		
1.1	Name of Premises	Putla Mansion	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Darabsha Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a prestigious plot off Nepean Sea Road adjacent to the sea.	
5.2	Architectural Description	This is a Neo-classical mansion in Darabsha Marg having a ornamental façade and a decorative entrance porch. Entrance porch is supported by ionic columns, ground floor has semi-circular arched openings with decorative key-stone, projecting columns from first floor to second floor with decorative capital, cornice band at third floor level, dentils below terrace parapet wall.	
5.3	Intrinsic	It is a typology of Neo-classical buildings belonging to Parsi community.	
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Wooden open well staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Entrance porch is supported by ionic columns, ground floor has semi-circular arched openings with decorative key-stone, projecting columns from first floor to second floor with decorative capital, cornice band at third floor level, dentils below terrace parapet wall.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Putla Mansion (Darabsha Marg Precinct)



View from Darabsha Marg



Entrance porch in Neoclassical style



Long and short work at the corner edge of the building

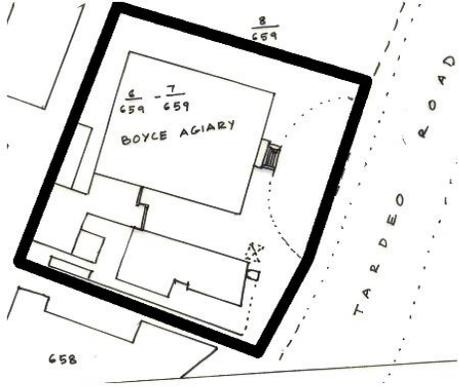


Coupled columns with criss cross pattern concrete jali



Entrance porch with channeled rustication

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

	Common Ref. No.:		
	Card No.: D-72		
	Ward (Part): D-II		
	CS No.: 6 / 659, 7 / 659		
	Plot Area: 2152.19 sq.m.		
	B U Area: 3873.94 sq.m.		
	Date: March, 2005		
	Record by: Gauri J, Uma P		
	Review by: Neera Adarkar		
	Internal: As above		
	External: As above		
	Photo Ref.: T-IV-D:\Ward D\Boyce Dhunapatel Agiary (Adarian)		
			
1.0	Denomination		
1.1	Name of Premises	Boyce Dhunapatel Agiary (Adarian)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Javji Dadaji Marg (Tardeo Road)	
2.2	Subsidiary	Pandit Madan Mohan Malaviya Marg	
3.0	Ownership Pattern		
3.1	Present	Trust	
3.2	Past	Trust	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Javji Dadaji Marg, which is one of the major North-South arterial roads in front of Tardeo Bus Depot.	
5.2	Architectural Description	It is a prominent modern 20 th century structure standing on a high plinth and housing a fire consecrated in the first half of 19 th century. It has a main arched entrance that is flanked by huge elaborately carved stone lamuses. It is unique agiary in Mumbai which has no electricity instead it has a series of light wells along the roof providing light. Mangalore tiles cover the interesting split-level roof.	
5.3	Intrinsic	Worshipping place of the demographically declining Parsi community. Agiary in Gujarati means 'house of fire'. The worship is done in the presence of a perpetual fire. Persons from non-zoroastrian faith are normally not allowed to enter the Agiaries.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(uu), C(seh), E	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	60 cms high Malad stone cladged plinth	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Pitched roof with wooden trusses		
7.7	Articulation	Cornice band at first floor level. Terrace parapet wall having staggered profile. Windows with Architraves.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Concrete paved marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by road widening on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	<p>History: The former Agiary was located on Maulana Azad Road. It was built by Seth Hormusjee Dhunjibhoy Patel in the memory of his son Ratanjee Hormusjee, at a cost of Rs. 25000 in the year 1934. The present Agiary was built in the year 1940 by Seth Nasserwanjee Nanabhoy Boyce in the memory of his daughter and son-in-law. Though the Agiary is equipped with all the modern services, it does not have electrical lights. The illumination is by means of oil lamps burnt in the memory of the Agiary in Udwada in Gujrat.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>		

Boyce Dhunapatel Agiary (Adarian)



Front elevation



View from Javji Dadoji Marg



Entrance detail



Achaemenian style parapet wall



'Furoher'



Window detail



Acorn like detail on the terrace

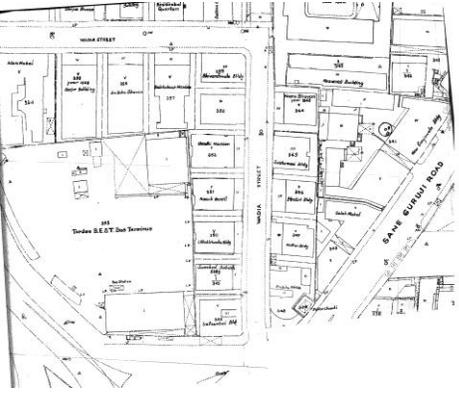
Right side elevation and left side elevation not seen due to the proximity of the adjoining buildings

Wadia Path Precinct

The precinct has peculiar Parsi style structures with minimal ornamentation. The facades have features like projecting bands, decorative balcony railings etc. All the buildings are of same scale and proportions and follow the lane in L shape. The buildings of the precincts maintain the skyline and still differ in their styles.

Buildings in the Precincts:

- 1) Adam Mahal
- 2) Burjor Building
- 3) Ambica Bhuvan
- 4) Bankover Building
- 5) Bhiwandiwala Building
- 6) Bhandari Building
- 7) Gandhi Building
- 8) Nawab Manzil
- 9) Chattriwala Building
- 10) Dubhash Building
- 11) Ali Building
- 12) Prabhu Niwas
- 13) Ratan Bhuvan
- 14) Mistry Bhuvan
- 15) Safoorabai Manzil
- 16) Bai Mahal
- 17) Sethna Building
- 18) Merbai Wadia
- 19) Gamadia Building
- 20) Patel Wadia
- 21) Dadiseth Residential Quarters
- 22) Nickolson Building
- 23) Shripati Bhuvan
- 24) Noman Building

	Common Ref. No.:	
	Card No.: D-73	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:Ward DWadia Path Precinct	

1.0	Denomination		
1.1	Name of Premises	Wadia Path Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Wadia Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	This precinct is located adjacent to the Tardeo Bus Depot.	
5.2	Architectural Description	General character of the precinct is Vernacular. Buildings have balconies projecting over narrow lanes. The buildings are in brick masonry with fair ornamental facades, carved C.I or wooden balcony railings and brackets to support the balconies. Generally the buildings have wooden pitched roof with Mangalore tiles.	
5.3	Intrinsic	All the buildings are of same scale and proportions and follow the lane in L shape.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The two buildings have little open space in between		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Not applicable		
12.0	Additional Notes / References / Documents Available	Notes: Services of toilets are clubbed together which are in extremely poor and unhygienic condition. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Wadia Path Precinct



View from Madan Mohan Malaviya Marg



The only two buildings of the precinct facing the Madan Mohan Malaviya Marg



Wadia Path Precinct



M.C.G.M nameplate



View towards Jahangir Boman Behram Marg



Avenue of the precinct



View from Jahangir Boman Behram Marg



View towards the east

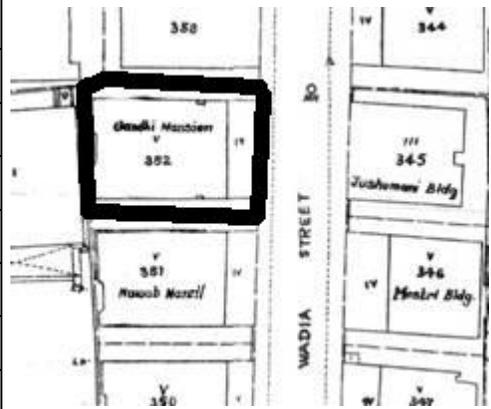


L-junction of the precinct



Plumbing and services in a poor condition

	Common Ref. No.:	
	Card No.: D-73a	
	Ward (Part): D-I	
	CS No.: 352	
	Plot Area: 372.91 sq.m.	
	B U Area: 1085.26 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Gandhi Mansion		



1.0	Denomination		
1.1	Name of Premises	Gandhi Mansion (Wadia Path Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Wadia Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Pirojbai Dadabhai Patraji	
3.2	Past	Pirojbai Dadabhai Patraji	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in precinct with building of uniform skyline.	
5.2	Architectural Description	Moderately ornate building in a Parsi Precinct having buildings of uniform scale. It is load bearing structure with sloping roof and Mangalore tiles. The windows which are glazed and louvered form interesting pattern on the facades. Some have Zoroastrian motifs below windows.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Wooden straight flight staircase with simple Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Part sloping roof with Mangalore tiles and part flat roof terrace		
7.7	Articulation	The building is articulated with prominent louvered windows. These windows have simple rectangular motifs below at parapet level. The entrance has a semicircular opening with simple architrave around.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Poor
10.0	Transformation			
10.1	Form	Some windows replaced by aluminium windows, Chajjas added on later.		
10.2	Structure	A.C sheet roofing above terrace.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Plot adjoining B.E.S.T. Bus Depot on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Gandhi Mansion (Wadia Path Precinct)



View from Wadia Path



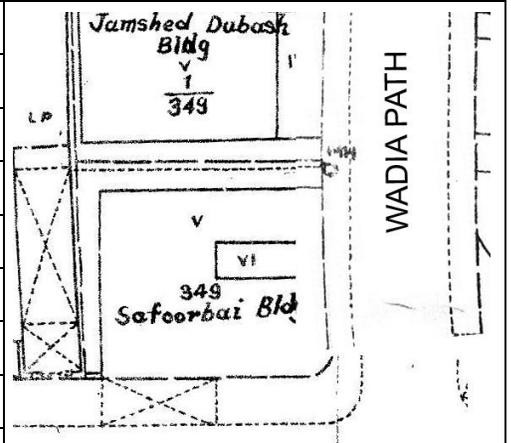
Entrance gate with 'Furoher' above



View from Wadia Path towards the north side

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-73b	
	Ward (Part): D-I	
	CS No.: 349	
	Plot Area: Not available	
	B U Area: Not available	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\ Safoorabai Manzil	



1.0	Denomination		
1.1	Name of Premises	Safoorabai Manzil (Wadia Path Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Wadia Path	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Forms a part of the precinct in the busy area of Tardeo.	
5.2	Architectural Description	Part of Wadia Path Precinct has a similar strong scale that of the other building. Moderately ornamental building with horizontal grooves on the façade of ground floor and on the vertical and corner band on upper floors. Entrance has Florentine architraves and a pediment on the first floor of the staircase block. The solid balustrade on terrace is punctured in the centre by a circular motif. Husks and rectangular bands form decorations below the window.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), I(sce), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	60 cms high plastered stone plinth	
7.2	Walls	15 cms thick brick wall	

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazing, segmental arched windows on ground floor and first floor		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Horizontal grooves on the façade. Cornice band at terrace level. Florentine arch for entrance. Simple motifs below windows of ground floor. Pediments above the window of staircase block has floral motifs on its tympanum. Decorative type balustrades for parapet of terrace.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Dampness observed at few places)		
9.3	Floor	Fair (Wooden members need maintenance)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Needs maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Extremely Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added to windows later and Chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		Plot adjoining B.E.S.T. Bus Depot and affected by road widening on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Safoorabai Manzil (Wadia Path Precinct)



View from Wadia Path



Front elevation

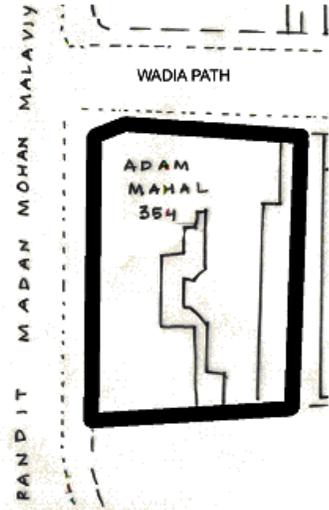


Channeled rustication seen at entrance



Neoclassical motifs seen on the façade

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

	Common Ref. No.:	
	Card No.: D-73c	
	Ward (Part): D-I	
	CS No.: 354	
	Plot Area: 938.97 sq.m.	
	B U Area: 3703.70 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Adam Mahal		

1.0	Denomination		
1.1	Name of Premises	Adam Mahal (Wadia Path Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Pandit Madan Mohan Malviya Marg	
2.2	Subsidiary	Wadia Path	
3.0	Ownership Pattern		
3.1	Present	Asgar Hasseinibhoy Karachiwala, Khaizar Husseinibhoy Karachiwala, Zueb Husseinibhoy Karachiwala	
3.2	Past	Shamoon Sulemanji, Aziz Sulemanji, Zainool Hussanally. Halim Hussanally, Moiz Abdul Kayum, Muruddin Abdool Kayum	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building prominently stands at the corner junction near Tardeo.	
5.2	Architectural Description	This corner building in Wadia Path Precinct shows Art Deco style. The rounded corner of the building and the projecting floor bands are the only features articulating the building.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), I(sce), E	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	

7.3	Floor	Wooden joist flooring		
7.4	Stairs	Dog legged wooden staircase with decorative bulasters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band at second floor level. Projecting cornice on sill level of windows. Terrace parapet wall has a decorative stepped profile.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not provided		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Split air-conditioning unit		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Dampness seen at few places)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage observed at few places)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sign boards on ground floor. Chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Adam Mahal



View from the corner junction



Relatively plain façade



Plant growth seen on the façade



Drainage pipes on the façade



Split air conditioning unit on the façade

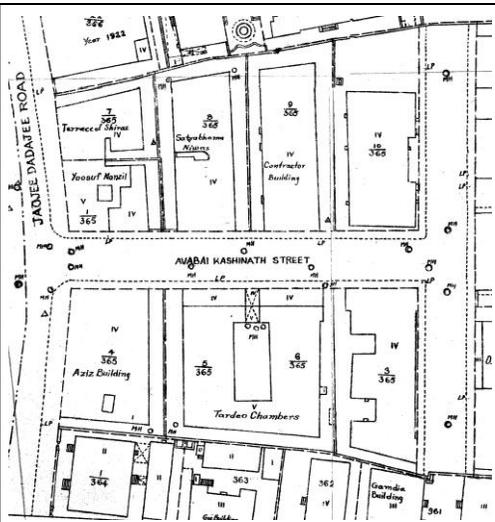
Awabai Kashinath Marg Precinct

The precinct has peculiar Parsi style structures with minimal ornamentation. The facades have features like projecting bands, decorative balcony railings etc. All the buildings are of same scale and proportions and follow the lane in T shape. The buildings of the precincts maintain the skyline and still differ in their styles.

Buildings in the Precincts:

- 1) Aziz Building
- 2) Tardeo Chambers
- 3) Gamadia Building
- 4) Dubhash Building
- 5) D. Engineer Building
- 6) Cassinath Trust Building
- 7) Contractors Building
- 8) Satyabhama Building
- 9) Yosuf Building

	Common Ref. No.:	
	Card No.: D-74	
	Ward (Part): D -I	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: January, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Awabai Kashinath Marg Precinct		



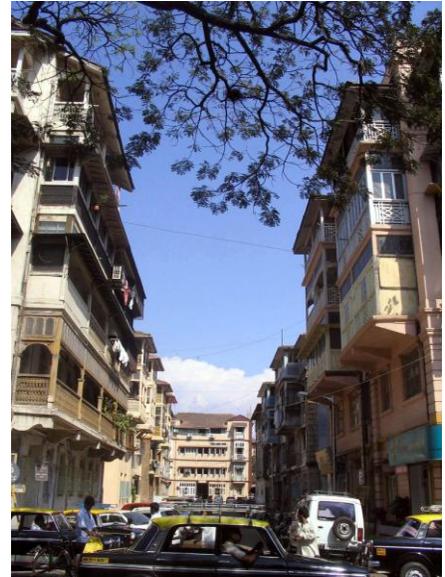
1.0	Denomination		
1.1	Name of Premises	Awabai Kashinath Marg Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Kashinath Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	All the buildings are of same scale and proportions and follow the lane in T shape.	
5.2	Architectural Description	The buildings of the precinct are lowrise and have a Parsi style with minimal ornamentation on the facade. The buildings are closely spaced with services in between in a very poor condition.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	

7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	The two buildings have little open space in between		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plots fall under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Notes: Services of toilets are clubbed together which are in extremely poor and unhygienic condition. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Awabai Kashinath Marg Precinct



View from Madan Mohan Malaviya Marg



View towards Awabai Kashinath Marg



View towards Awabai Kashinath Marg



View towards the buildings on the left side



View towards left of Awabai Kashinath Marg

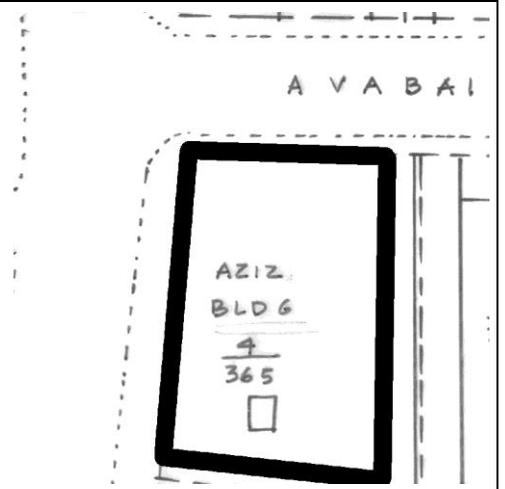


M.C.G.M board indicating the street name



Awabai Kashinath Marg Precinct

	Common Ref. No.:	
	Card No.: D-74a	
	Ward (Part): D-I	
	CS No.: 4 / 365	
	Plot Area: 652.18 sq.m.	
	B U Area: 2608.72 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Aziz Building	



1.0	Denomination		
1.1	Name of Premises	Aziz Building (Awabai Kashinath Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Kashinath Marg	
2.2	Subsidiary	Pandit Madan Mohan Malaviya Marg	
3.0	Ownership Pattern		
3.1	Present	Kubravbai Alibhoy and others	
3.2	Past	Kubravbai Alibhoy and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a corner plot, acts as a frontage for the precinct which is off the Pandit Madan Mohan Malaviya Marg.	
5.2	Architectural Description	Vernacular style structure with a series of wooden balconies, characteristic of a Parsi Precinct. Balconies with decorative brackets adorn the façade where as the side elevation is plain. Sound structure with wooden flooring and staircase	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), E, I(sce), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	45 cms high stone plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters and segmental arched openings on ground floor		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Cornice band at all floor levels. Openings have decorative architraves around them. Balconies projecting out are supported by decorative R.C.C. brackets. Balconies have simple wooden balustrades and stained glass ventilators. Parapet wall of the terrace has decorative floral motifs.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (To be checked for leakages)		
9.7	Articulation & Finishes	Good (Needs maintenance)		
9.8	Services	Good (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Sign boards of commercial shops added on ground floor.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline and falls under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Aziz Building (Awabai Kashinath Marg Precinct)



View from Madan Mohan Malaviya Road



View from Madan Mohan Malaviya Road towards Awabai Kashinath Marg



Gable detail with decorative motifs

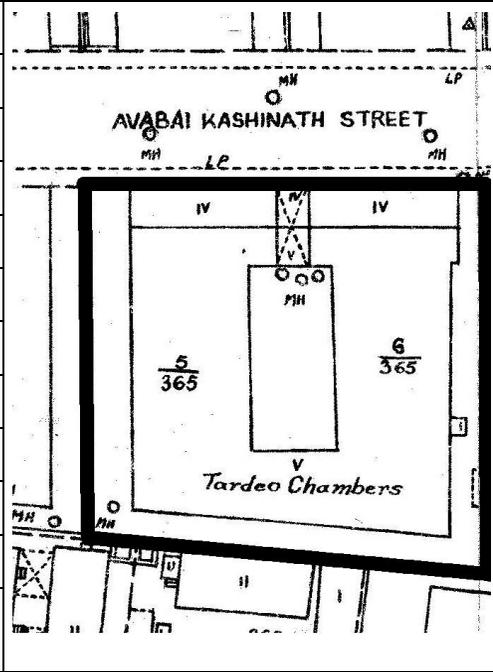


Decorative Husk motif above the entrance pediment



Projecting balcony with glass weather sheds

	Common Ref. No.:	
	Card No.: D-74b	
	Ward (Part): D-I	
	CS No.: 5 / 365	
	Plot Area: 1208.21 sq.m.	
	B U Area: 3221.89 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:Ward D\Tardeo Chambers		



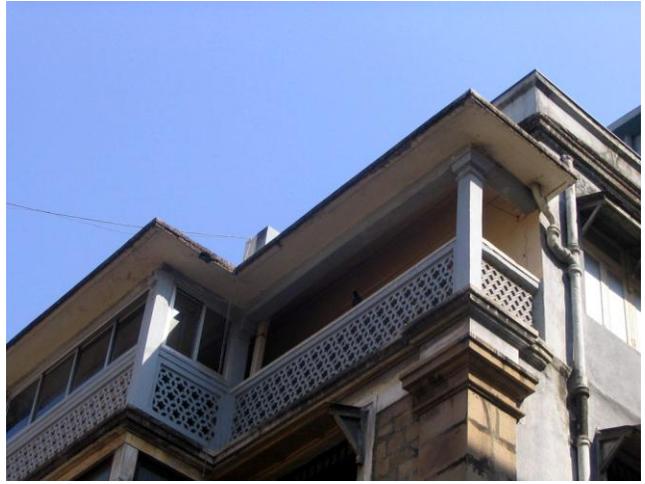
1.0	Denomination			
1.1	Name of Premises	Tardeo Chambers (Awabai Kashinath Marg Precinct)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Awabai Kashinath Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Stands on a small lane and forms a part of the precinct.		
5.2	Architectural Description	Building fits in to the streetscape of Awabai Kashinath Marg Precinct and has simple motifs on the façade. Windows have decorative motifs below and architraves around. Building forms a part of a Parsi Precinct at Tardeo.		
5.3	Intrinsic	The buildings are of similar scale and proportions. But this one stands out due to the rusticated cladded surface with Malad stone.		
5.4	Value Classification	A(arc), B(des), E, I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		

7.7	Articulation	Cornice band at first and third floor levels. Windows have decorative motifs at parapet level. Windows have decorative architraves. Jali parapet wall on last floor.		
7.8	Finishes	Internally and externally concrete plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed but needs maintenance)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Balcony enclosed by aluminium window and chajjas added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Tardeo Chambers (Awabai Kashinath Marg Precinct)



View from Awabai Kashinath Marg



Detail of balconies



Simple architraves around the windows and air-conditioning units seen



Malad stone cladding seen only on the front façade



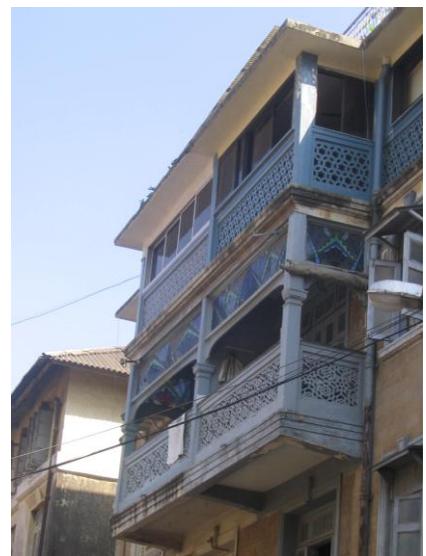
Internal court



Wooden staircase with decorative newel post and balusters

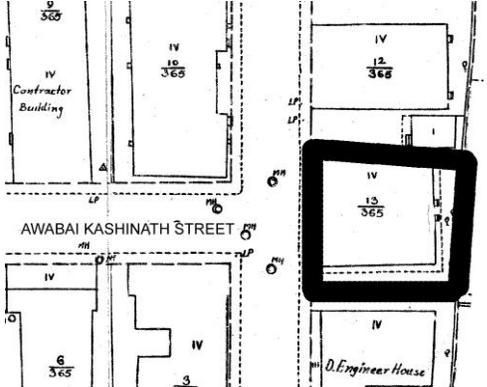


View of the internal court from the road



Projecting balconies

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

	Common Ref. No.:	
	Card No.: D-74c	
	Ward (Part): D-I	
	CS No.: 2/365	
	Plot Area: 1420.21 sq.m.	
	B U Area: 4260.63 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Cassinath Building		

1.0	Denomination		
1.1	Name of Premises	Cassinath Building (Awabai Kashinath Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	1901	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Kashinath Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Forms a part of precinct with building of similar scale in the busy Tardeo area in South Mumbai.	
5.2	Architectural Description	Prominent vertical rows of single balconies on either side of the façade, the characteristic on the façade. The wooden projecting balconies with decorative brackets, decorative CI railing and sloping roofs with Mangalore tiles define the vertical character of the balconies.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), E, I(sce), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Projecting balconies with decorative C.I railing. Windows are louvered. The corners of the building are highlighted with simple rustication.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Needs maintenance)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Glazed ventilators added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot shares boundary with Private Primary School and falls under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Cassinath Building (Awabai Kashinath Marg Precinct)



View from Awabai Kashinath Marg



Front elevation



View of projecting balconies



Simple motif above the entrance



View from Awabai Kashinath Marg with parking in front

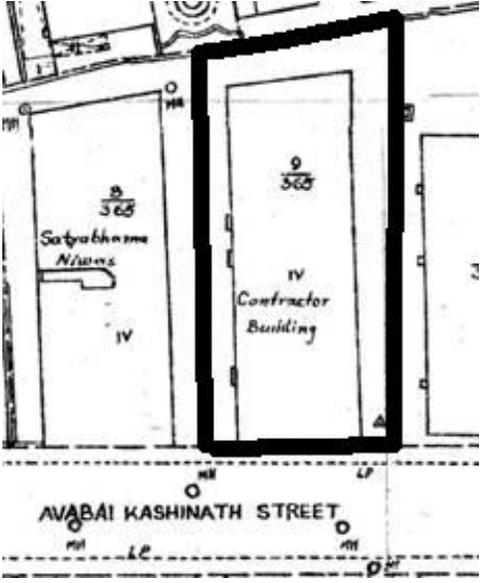


Triangular arched opening



Name of the building encrypted in Gujarathi script

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-74d	
	Ward (Part): D-I	
	CS No.: 9 / 365	
	Plot Area: 719.70 sq.m.	
	B U Area: 1919.2 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\ Contractor's Building		

1.0	Denomination		
1.1	Name of Premises	Contractor's Building (Awabai Kashinath Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Kashinath Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Nargish Jalegar Bharucha alias Daruwala and others	
3.2	Past	Nargish Jalegar Bharucha alias Daruwala and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in the precinct with buildings of similar scale and visual character.	
5.2	Architectural Description	The façade of this building is marked by the four wooden balconies on second and third floor, characteristic of the Parsi street precinct. The other two balconies however are very different in character, with narrow projection and C.I. railing. This contrast creates interest on the façade. The roof is sloping with Mangalore tile and timber trusses.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), G(grp)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	

7.3	Floor	R.C.C. floor slabs		
7.4	Stairs	Straight flight wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frame and fully glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber trusses		
7.7	Articulation	Narrow projecting balconies on first floor with C.I railings on decorative CI brackets for upper floor. The façade is relatively plain except for the balconies.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added to windows, some wooden brackets replaced by CI brackets.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot falls under a Residential Zone on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Contractor's Building (Awabai Kashinath Marg Precinct)



View from Awabai Kashinath Street



Balconies projecting on the façade



Entrance of the building



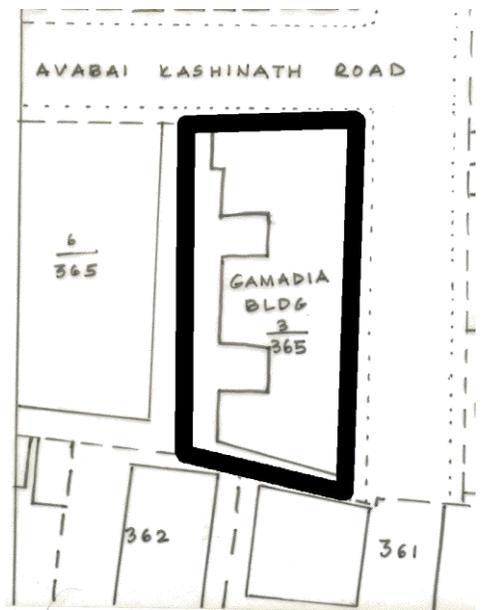
Malad stone cladding on the ground floor



Detail of the balcony

Left side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-74e	
	Ward (Part): D-I	
	CS No.: 3 / 365	
	Plot Area: 814.75 sq.m.	
	B U Area: 2172.6 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Gamadia Building	



1.0	Denomination		
1.1	Name of Premises	Gamadia Building (Awabai Kashinath Marg Precinct)	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Awabai Kashinath Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located in a small lane in the precinct in the busy Tardeo area.	
5.2	Architectural Description	The building although in the Parsi Precinct has a different character, minimum articulation on the large facades except for projecting bands at floor level and horizontal bands of vertical grooves just below the windows.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), E, I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	R.C.C. floor slabs	

7.4	Stairs	Dog legged, wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazing		
7.6	Roofing	Sloping roof with AC sheet and wooden trusses		
7.7	Articulation	Projecting bands at first and third floor levels. Simple grooving below the windows. The windows have simple architraves. The floor levels bands project at first and third floor level.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed but needs maintenance)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Gamadia Building (Awabai Kashinath Marg Precinct)



View from Awabai Kashinath Marg



Façade facing the internal Awabai Kashinath Marg



View of the front façade



Simple rectangular openings on the façade

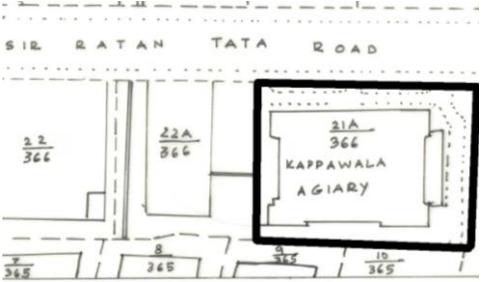


Semicircular opening at the entrance



Grills added on the windows

Left side elevation not seen due to the proximity of the adjoining buildings

	Common Ref. No.:			
	Card No.: D-75			
	Ward (Part): D-I			
	CS No.: 21A / 366			
	Plot Area: 405.52 sq.m.			
	B U Area: 527.17 sq.m.			
	Date: March, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
External: As above				
Photo Ref.: T-IV-D:\Ward D\Seth Shapurji Sorabji Kappawala Agiary (Adarian)				
1.0 Denomination				
1.1	Name of Premises	Seth Shapurji Sorabji Kappawala Agiary (Adarian)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 19 th century	Extension Date (if any)	Not applicable
2.0 Access				
2.1	Main	Sir Ratan Tata Marg		
2.2	Subsidiary	Not applicable		
3.0 Ownership Pattern				
3.1	Present	Kaikhushru Nasserwanji Nakra		
3.2	Past	Kaikhushru Nasserwanji Nakra		
3.3	Status	Trust		
4.0 Use				
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
5.0 Significance & Value Classification				
5.1	Townscape (Natural / Manmade)	Stands in a narrow lane off Pandit Madan Mohan Malviya Marg.		
5.2	Architectural Description	It is a two-storied R.C.C. framed structure housing a fire consecrated in mid 19 th century. The main entrance is emphasized with a large double-height canopy, set in the backdrop of a blank, stone cladded frontal wall. The stone cladded wall, at the ground level exhibits intricate, life sized, and bas-relief of figurines adapted from the Palace of Persepolis. Interiors are appropriately detailed, along with a saucer dome ceiling for the Baj and Ceremony rooms.		
5.3	Intrinsic	Worshipping place of the demographically declining Parsi community. Agiary in Gujarati means 'house of fire'. The worship is done in the presence of a perpetual fire. Persons from non-zoroastrian faith are normally not allowed to enter the Agiaries.		
5.4	Value Classification	A(arc), A(cul), B(des), B(uu), C(seh), D(bio), E	Recommended Grade	II A
6.0 Topography				
6.1	Floors	G + 1		
7.0 Construction				
7.1	Plinth	Malad stone cladded plinth in coursed ashlar masonry		
7.2	Walls	Brick walls		
7.3	Floor	Access denied		

7.4	Stairs	Access denied		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The main entrance is emphasised with a large double height canopy, supported by a pair of fluted pillars with Persepolitan capitals, set in the backdrop of a blank, stone clad frontal wall. The stone clad wall, at the ground level exhibits intricate, life sized, and bas-relief of figurines adapted from the Palace of Persepolis.		
7.8	Finishes	Externally Malad stone cladded and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces with Shahabad tile paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		<p>History: Originally the Agiary was located in Baharkut on Dhanji Marg which was built in 1857 by Seth Shapoojee Srabjee Kppawalla. As the population in the area shrunk the Agiary was shifted to the present location in Tardeo in the year 1941. The stone carvings on the facade of the Agiary are a replica of the ornamentation in the palace at Parse polis in Iran, the birthplace of Parsi community.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai</p>		

Seth Shapurji Sorabji Kappawala Agiary (Adarian)



View from Sir Ratan Tata Marg



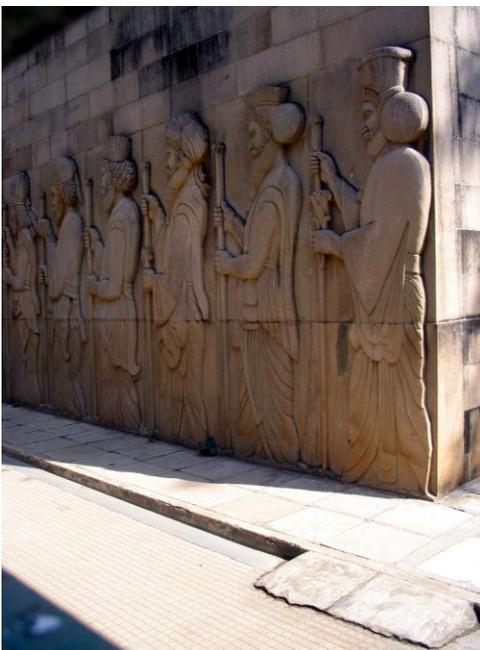
Entrance canopy leaning on the road



Huge Roman order columns supporting the entrance



Bas Relief of Figurines



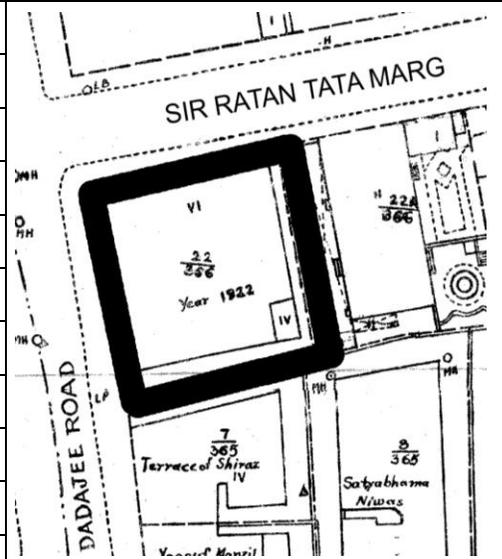
View from the foot-path of the Agiary



Canopy with a 'Furoher'

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

	Common Ref. No.:	
	Card No.: D-76	
	Ward (Part): D-I	
	CS No.: 22 / 366	
	Plot Area: 681.50 sq.m.	
	B U Area: 3066.75 sq.m.	
	Date: March, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Noor Ban Building		



1.0	Denomination		
1.1	Name of Premises	Noor Ban Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Mid 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Pandit Madan Mohan Malviya Marg	
2.2	Subsidiary	Sir Ratan Tata Marg	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a corner junction of Pandit Madan Mohan Malaviya Marg and Sir Ratan Tata Marg.	
5.2	Architectural Description	Building does not have much of ornamentation except for projecting bands at floor levels. The balconies are arranged in a staggered fashion.	
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.	
5.4	Value Classification	A(arc), B(des), I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 5	
7.0	Construction		
7.1	Plinth	45 cms high stone plinth	
7.2	Walls	15 cms thick brick wall	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden eaves board		
7.7	Articulation	Projecting bands all floor levels. Staggered balconies with wooden brackets. Staircase block has semicircular openings.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Split air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Box grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Ground floor clad with granite, marble, signboards.		
11.0	DP Remarks / Perceived Threats			
	Plot affected by shipline on proposed Development Plan. (D.P.)			
12.0	Additional Notes / References / Documents Available			
	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai			

Noor Ban Building



View from Pandit Madan Mohan Malaviya Marg



Projecting balconies in a staggered profile



Projecting balcony supported by simple wooden brackets



View on Pandit Madan Mohan Malaviya Marg

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-77	
	Ward (Part): D-I	
	CS No.: 340	
	Plot Area: 582.78 sq.m.	
	B U Area: 1456.95 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Gulab Mahal	

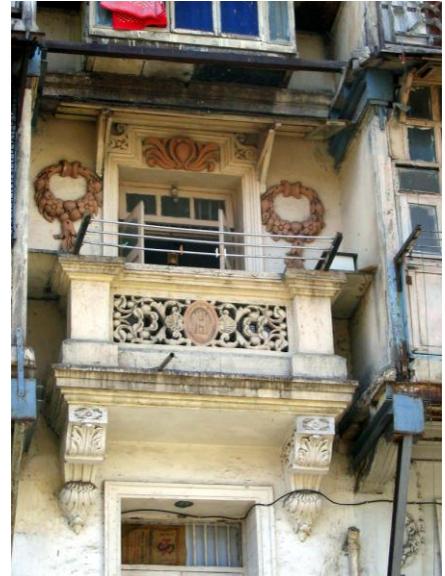
1.0	Denomination		
1.1	Name of Premises	Gulab Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built in	1924	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Sane Guruji Marg	
2.2	Subsidiary	Pandit Madan Mohan Malviya Marg	
3.0	Ownership Pattern		
3.1	Present	Maugalbhai Hirachand and others	
3.2	Past	Maugalbhai Hirachand and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located at a junction of Sane Guruji Marg and Pandit Madan Mohan Malaviya Road in the busy Tardeo area.	
5.2	Architectural Description	An imposing structure with a long façade accentuated two side bays and one central bay rising higher than the rest of façade. The central bay has a large scale statue of human figure. The balconies in the three bays have decorative carved brackets and carved floral grill set in brick parapet. The rest of façade has balconies with simple wooden railing. Neo-classical decorative motifs like husks, dentils and segmental pediments adorn three main bays.	
5.3	Intrinsic	This Neo-classical structure at Tardeo is a cosmopolitan building inspite of Parsi majority in the area.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered stone plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	
7.4	Stairs	Dog legged wooden staircase with decorative wooden balustrades	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Sloping roof with Mangalore tile and MS trusses		
7.7	Articulation	The façade is highly decorative with features like cornice bands at all floor levels. The projecting balconies have decorative brackets to support them. The fourth floor level of the bay has decorative human figures and the staircase bay terminates with a staggered gable. The corner of the building is interesting since the building tapers at the junction of Sane Guruji Marg and Pandit Madan Mohan Malaviya Marg.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (Needs plastering and painting)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (To be checked for leakage)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair – poor
10.0	Transformation			
10.1	Form	Commercial Sign boards added on ground floor.		
10.2	Structure	Balconies propped by M.S.I. section.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot affected by proposed flyover bridge and shopline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Gulab Mahal



View from Jahangir Boman Behram Marg



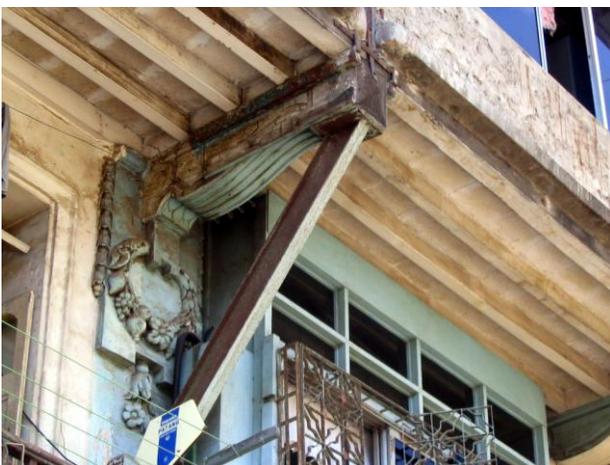
Detail of the balcony supported by decorative brackets



Decorative human motifs above the terrace parapet resembling Opera House



Balconies supported by M.S I sections

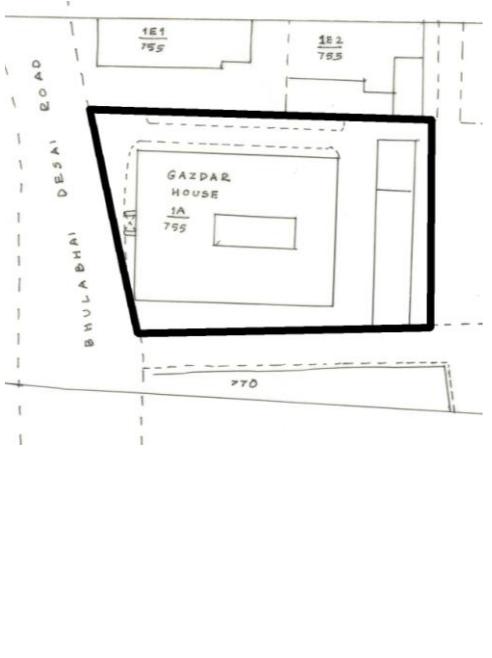


Decorative motifs being over shadowed by M.S supports



Decorative parapet wall of the terrace

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-78	
	Ward (Part): D-I	
	CS No.: 1A / 755	
	Plot Area: Not available	
	B U Area: Not available	
	Date: February, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Guzdar House	

1.0	Denomination		
1.1	Name of Premises	Guzdar House	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhulabhai Desai Marg (Warden Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Ceased	
3.2	Past	Ceased	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Occupying most of the plot, this box like house is very unlike other houses on the Bhulabhai Desai Marg, which is one of the major North-South arterial roads.	
5.2	Architectural Description	A large G + 3 house with minimal articulation except a decorative porch with arches supported by decorative brackets. Façade has ionic colonnades, dentils below parapet, cornice band with dentils run across 2 nd floor. The main architectural character is given by a series of identical windows with sloping chajjas. Resembles textile industrial architectural typology.	
5.3	Intrinsic	Belongs to a wealthy Parsi family involved in business and industry.	
5.4	Value Classification	A(arc), B(des)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	3.5 meter high Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	23 cms thick brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters folding	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Horizontal bands are seen on the ground floor. First floor has a moulded cornice band which runs throughout the façade. Entrance porch has a segmental arched roof supported by columns and decorative brackets. The façade has Doric columns flanking from first floor and second floor.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No front open space and marginal side open space		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (Needs some amount of maintenance)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Good (Drainage pipes need no replacement)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Guzdar House



View from Bhulabhai Desai Road

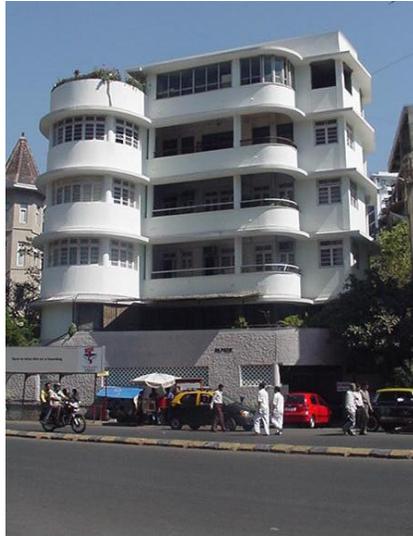


Decorative entrance porch

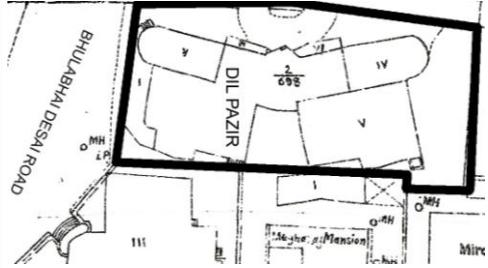


Dentils below the parapet level and simple motifs above the windows

Left side elevation not seen due to proximity of adjoining buildings



Common Ref. No.:
Card No.: D-79
Ward (Part): D-I
CS No.: 2 / 698
Plot Area: Not available
B U Area: Not available
Date: February, 2005
Record by: Gauri J, Uma P
Review by: Neera Adarkar
Internal: As above
External: As above
Photo Ref.: T-IV-D:\Ward D\Dil Pazir



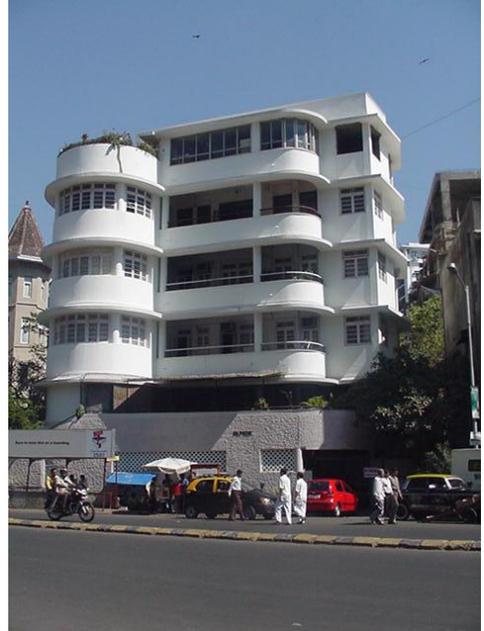
1.0	Denomination		
1.1	Name of Premises	Dil Pazir	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930s	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Bhulabhai Desai Marg (Warden Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	In close vicinity of Breach Candy Sea front, on Bhulabhai Desai Marg, which is one of the major North-South arterial roads. Follows the skyline.	
5.2	Architectural Description	A restrained example of Art Déco style with pleasing proportions. Rounded at corner, merges with balconies with mild curve profile. Simple railing with plain parapet highlighted with a single circular column add to its aesthetic value.	
5.3	Intrinsic	The various Art Deco style buildings created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	
5.4	Value Classification	A(arc), E, F	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 4	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	R.C.C., open well staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Relatively plain façade with no ornamentation and has typical rounded balconies in Art Deco style.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large, side open spaces		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	First floor terrace enclosed by adding AC sheet roofing and sliding windows added.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

Dil Pazir



View from Bhulabhai Desai Road

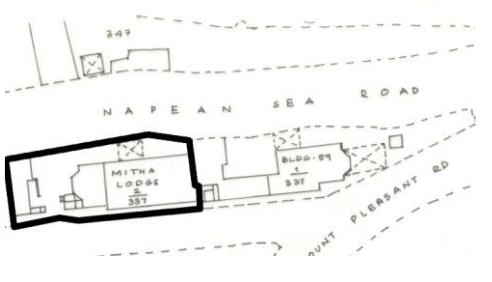


Front façade



Detail of the rounded balcony

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

	Common Ref. No.:	
	Card No.: D-80	
	Ward (Part): D-II	
	CS No.: 2 / 337	
	Plot Area: 530.94 sq.m.	
	B U Area: 637.12 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Keshav P	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Mitha Lodge	

1.0	Denomination		
1.1	Name of Premises	Mitha Lodge	
1.2	Earlier Name	Ram Mansion	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Laxmibai Jagmohandas Marg (Napean Sea Road)	
2.2	Subsidiary	Not available	
3.0	Ownership Pattern		
3.1	Present	Privilege Properties and Pvt. Ltd.	
3.2	Past	Privilege Properties and Pvt. Ltd.	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on Laxmibai Jagmohandas Marg, which is one of the major North-South arterial roads just next to the corner plot on the sloping terrain.	
5.2	Architectural Description	The building is studded with Neo-classical elements due to which its façade creates an interest. Ornate building with intricate carvings on the facade. Elaborate entrance porch with arched roof above supported by Greek order columns. The whole building is above the first floor level and garages are provided below. The structure has a sloping roof with Mangalore tiles and a decorative wooden eaves board.	
5.3	Intrinsic	The elite class locality has few buildings which exhibit Neo-classical style.	
5.4	Value Classification	A(arc), B(des), F	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 2	
7.0	Construction		
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry	
7.2	Walls	Brick masonry walls	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Access denied	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters,	

		semicircular openings on the first floor		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Semicircular arch has decorative keystone. Entrance portion has highly decorative pediment, fluted columns. Decorative capitals, semicircular balconies enclosed with semicircular dome decorated with floral motifs. Sloping roof stained glass on ventilators. Decorative motifs below windows.		
7.8	Finishes	Malad stone cladding externally. Internally cement plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	C.I grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats			
		None		
12.0	Additional Notes / References / Documents Available			
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Mitha Lodge



Front elevation



Decorative archivolt with a key stone



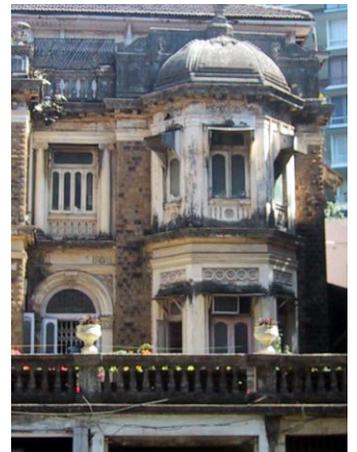
Decorative eaves board for the pitched roof



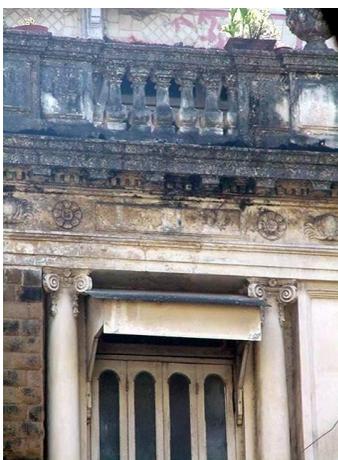
Broken bed pediment supported by Ionic columns



View from Laxmibai Jagmohandas Marg



Projecting balconies topped by a dome



Parapet wall is de-colourised

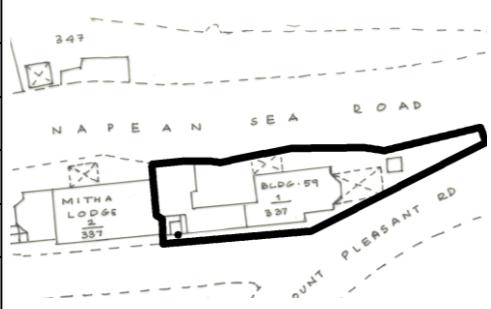


Terrace parapet wall has decorative balusters



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

	Common Ref. No.:	
	Card No.: D-81	
	Ward (Part): D-II	
	CS No.: 1 / 337	
	Plot Area: 551.01 sq.m.	
	B U Area: 881.61 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Uma P	
	Review by: Neera Adarkar	
	Internal: As above	
External: As above		
Photo Ref.: T-IV-D:\Ward D\Building No. 59		



1.0	Denomination		
1.1	Name of Premises	Building No. 59	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 th century	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Laxmibai Jagmohandas Marg (Napean Sea Road)	
2.2	Subsidiary	L.D. Ruparel Marg	
3.0	Ownership Pattern		
3.1	Present	Havovi Minocher Sanjana and others	
3.2	Past	Havovi Minocher Sanjana and others	
3.3	Status	Tenanted	
4.0	Use		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	regular residential and commercial	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Corner building prominently stands on the junction of Laxmibai Jagmohandas Marg, which is one of the major North-South arterial roads and L.D. Ruparel Marg.	
5.2	Architectural Description	This huge structure is an example of Neo-Gothic style which features like the typical dome above the rounded corner, decorative terrace parapet wall. Cornice bands are seen at all floor levels. The projecting balconies are seen on the central façade with wooden posts. Decorative motifs are seen on the façade.	
5.3	Intrinsic	The building is a landmark of the area indicating the elite class of 'D' ward.	
5.4	Value Classification	A(arc), B(des), F, I(sce)	Recommended Grade III
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	90 cms high masonry plinth	
7.2	Walls	23 cms thick masonry brick wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged, wooden staircase with decorative Newel post and balusters	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Corner building with rounded corner of building having a dome on top. Staircase block has decorative pediments over the windows at lintel level (floral motifs). Third floor landing has cornice band with dentil projecting out. Terrace parapet wall has decorative railing. Plain, floral, geometric motifs seen under the windows on the facade. Decorative brackets supporting projecting balconies on the corner.		
7.8	Finishes	Malad stone cladding and internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	No provision of open space around		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No sagging observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Hoardings added on ground floor and windows have been made into sliding windows.		
10.2	Structure	Balcony completely encroached, MS brackets added to support the projecting balconies.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Corner of the building affected by outer Funnel line on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Building No. 59



View from Laxmibai Jagmohandas Marg



Decorative pediment with a console and coin motifs below



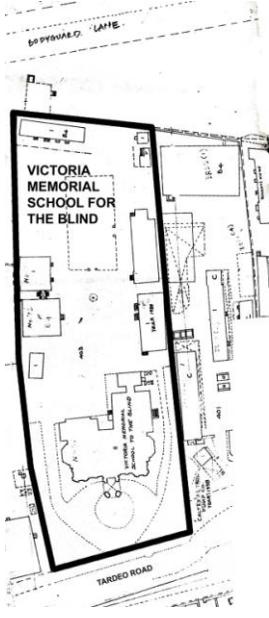
Central projecting balconies



Decorative husk motifs and key stones in stucco work



Elevation from Laxmibai Jagmohandas Marg

	Common Ref. No.:			
	Card No.: D-82			
	Ward (Part): D-I			
	CS No.: 403			
	Plot Area: 6063.59 sq.m.			
	B U Area: 3638.15 sq.m.			
	Date: March, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
Photo Ref.: T-IV-D:Ward D\Victoria Memorial School for Blind				
1.0	Denomination			
1.1	Name of Premises	Victoria Memorial School for Blind		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Pandit Madan Mohan Malviya Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	The Secretary of State for India in council		
3.2	Past	The Secretary of State for India in council		
3.3	Status	Trust		
4.0	Use			
4.1	Present	School for Blind		
4.2	Past	School for Blind		
4.3	Usage	Educational		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Stands prominently as a landmark on Pandit Madan Mohan Malviya Marg.		
5.2	Architectural Description	One of the finest examples of Neo-classical style building with exquisite and well proportioned features of cornice bands, pediments, decorative motif, husks, architrave and windows. Balustrade at terrace and at first floor level compliment each other. The ornamental entrance porch with Greek order columns support semicircular arches with elaborately detailed keystones and parapet above.		
5.3	Intrinsic	Socially important building which functions for the blinds.		
5.4	Value Classification	A(arc), B(uu), B(per)	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Access denied		
7.5	Openings	Wooden frames and glazed shutters		

7.6	Roofing	Flat roof with terrace		
7.7	Articulation	The façade has features like decorative cornice band at all floor level, open bed pediment on the second floor. It has decorative balustrade for the windows. Ground floor has a semicircular arcade with decorative architraves and a keystone. The façade also has decorative motifs on the central bay. It also has a decorative CI fencing for compound wall.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	CI fencing with stone piers		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has a landscaped front open spaced with a paved walkway		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Access denied		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved Private Primary School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Victoria Blind Memorial School



View from Madan Mohan Malaviya Marg



Front façade is hidden due to the vegetation



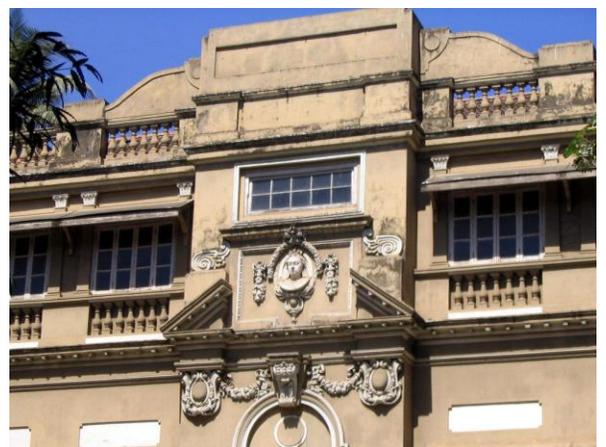
Compound wall having brick piers with cast iron railings



Decorative scrolled pediments on the façade



Windows with decorative architraves



Cornice band with decorative husks below

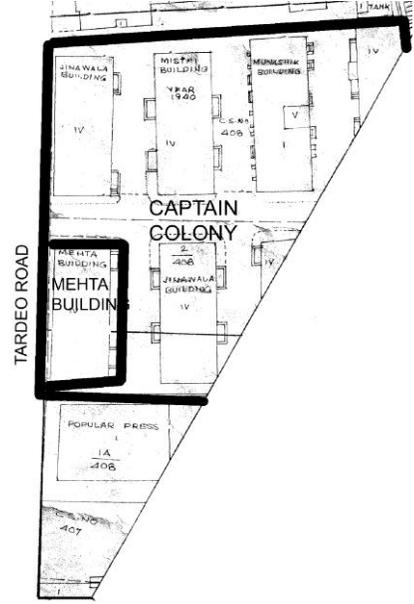


The architrave shows ears

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



Common Ref. No.:
Card No.: D-83
Ward (Part): D-I
CS No.: 408, 2 / 408
Plot Area: Not available
B U Area: Not available
Date: March, 2005
Record by: Gauri J, Keshav S
Review by: Neera Adarkar
Internal: As above
External: As above
Photo Ref.: T-IV-D:\Ward D\Captain Colony



1.0	Denomination			
1.1	Name of Premises	Captain Colony		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Pandit Madan Mohan Malviya Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not applicable		
3.2	Past	Not applicable		
3.3	Status	Not applicable		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	This modest colony is located in the vicinity of Haji Ali on Pandit Madan Mohan Malviya Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	The colony is a cluster of typical buildings in terms of scale and proportions with a ample amount of open space around. The buildings have a sloping roof with Mangalore tiles. This precinct belongs to the upper class Parsi community of Mumbai. The façades of these buildings are plain without any articulation. The alignment of these buildings creates small avenues and give a uniform look.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's are sprawling colonies built around large open spaces mainly occupied by upper class.		
5.4	Value Classification	A(arc), E, G(grp), I(sce)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Captain Colony

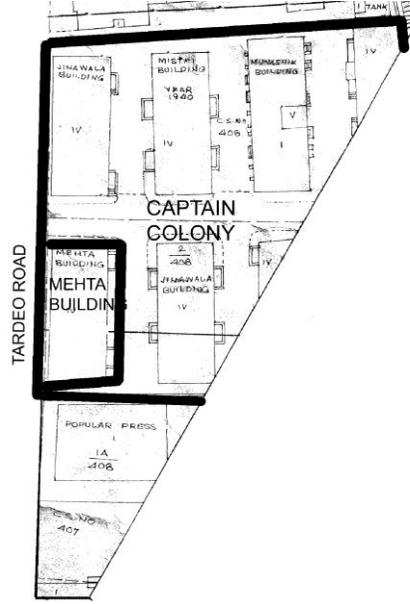


View from Pandit Madan Mohan Malaviya Marg



View of the internal buildings



	Common Ref. No.:			
	Card No.: D-83a			
	Ward (Part): D-I			
	CS No.: 408, 2 / 408			
	Plot Area: Not available			
	B U Area: Not available			
	Date: March, 2005			
	Record by: Gauri J, Keshav S			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:Ward D\Mehta Building (Captain Colony)			
1.0	Denomination			
1.1	Name of Premises	Mehta Building (Captain Colony)		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 20 th century	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Pandit Madan Mohan Malviya Marg		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Tenanted		
4.0	Use			
4.1	Present	Residential		
4.2	Past	Residential		
4.3	Usage	Regular residential use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	A typical building in the Parsi precinct of Captain Colony, Tardeo area near Haji Ali junction.		
5.2	Architectural Description	A long building with plain façade and with plain sloping chajjas over rectangular window. Balconies have C.I decorative grills set in R.C.C. parapet. Large low-rise sloping timber roof with Mangalore tiles cover the entire building. A simple cornice bands tie the building together.		
5.3	Intrinsic	The Zoroastrian (Parsi) community of Bombay, mostly resided in colonies / precincts specially built for all the sections of the community, by the Parsi Trusts or Parsi Panchayat. They were located at various places in the island city. The 'Baug's' are sprawling colonies built around large open spaces mainly occupied by upper class. The middle and poorer precincts were often built in the high density localities on the main road extending inside along the narrow internal streets. An Agiary (a parsi temple) is often located within the precinct.		
5.4	Value Classification	A(arc), E, G(grp)	Recommended Grade	III
6.0	Topography			
6.1	Floors	G + 3		
7.0	Construction			
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick walls		

7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Wooden dog legged staircase with simple wooden balusters		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and wooden trusses		
7.7	Articulation	Bands projecting at floor levels. Balconies have decorative C.I railings and sloping roof has plain eaves boards. The façade shows minimal articulation.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open spaces used for parking purpose and has concrete paving		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Grills enclosing some balconies.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	A.C sheets added as roof for upper floor.		
11.0	DP Remarks / Perceived Threats	Plot affected by shipline on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps –Mumbai		

Mehta Building (Captain Colony)



View from Pandit Madan Mohan Malaviya Marg



Plain façade of the building



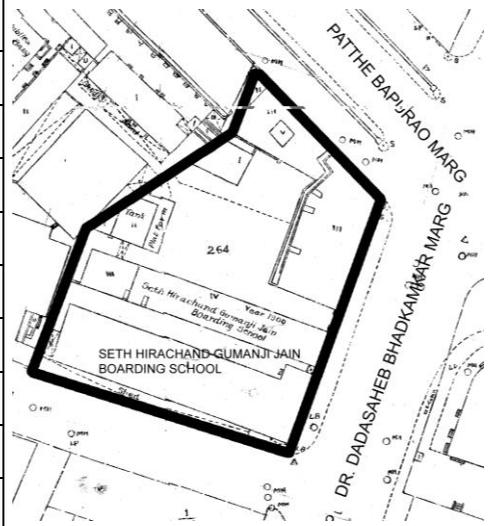
Services damaging the façade



Building is a prototype

Right side elevation not seen due to proximity of adjoining buildings

	Common Ref. No.:	
	Card No.: D-84	
	Ward (Part): D-IV	
	CS No.: 264	
	Plot Area: 2527.61 sq.m.	
	B U Area: 7582.83 sq.m.	
	Date: February, 2005	
	Record by: Gauri J, Swapnil B	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
Photo Ref.: T-IV-D:\Ward D\Seth Hirachand Gumanji Jain Boarding School		



1.0	Denomination		
1.1	Name of Premises	Seth Hirachand Gumanji Jain Boarding School	
1.2	Earlier Name	Not applicable	
1.3	Built in	1900	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	Tarachand Navalchand and others	
3.2	Past	Tarachand Navalchand and others	
3.3	Status	Trust	
4.0	Use		
4.1	Present	Institutional	
4.2	Past	Institutional	
4.3	Usage	Regular institutional use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Located on a plot facing Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads, near Guilder Tank Maidan.	
5.2	Architectural Description	Projecting semicircular arches bands with columns having plain capitals on ground floor façade. Projecting floral bands on every floor level. Geometrical decorative motif below windows on first and second floor. Entrance has semicircular arch with decorative, keystone, circular column, beams highly decorative, floral motif capital. Besides those there are rectangular, vertically grooved columns. On top of entrance, there is a parapet wall with decorative balustrades with decorative dentils below cornice band.	
5.3	Intrinsic	A combination of Vernacular style and Neo-classical style architecture near Grant Road area.	
5.4	Value Classification	A(arc), B(des), B(per)	Recommended Grade II A
6.0	Topography		
6.1	Floors	G + 3	
7.0	Construction		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick walls	
7.3	Floor	Wooden joist flooring	

7.4	Stairs	Straight flight wooden staircase with decorative Newel post and balusters		
7.5	Openings	Segmental arched windows on first floor. Rectangular wooden frames with glazed shutters on the rest.		
7.6	Roofing	Flat roof terrace with partly sloping roof with Mangalore tiles		
7.7	Articulation	Projecting floral bands at every floor level. Geometrical decorative motifs below windows on first and second floor. Entrance has semicircular arch with decorative, keystone, circular columns with highly decorative beams, floral motif capital. On top of entrance, there is a parapet wall with decorative balustrades decorative dentils below cornice band.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Has a central open ground		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
9.0	Condition			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good (Wooden members in good condition)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Drainage pipes need maintenance)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	Hoardings and grills added later. Balconies enclosed.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Kadappa, tiles, etc. added at entrance and general façade on ground floor.		
11.0	DP Remarks / Perceived Threats	None		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Seth Hirachand Gumanji Jain Boarding School



Internal view of the Boarding School



Entrance gate with the name encrypted on it



Worship place of the school



Arcade of the verandah



Decorative entrance gate



Semicircular arcade with columns having floral capitals



Internal open space



Common corridors with a semicircular arcade

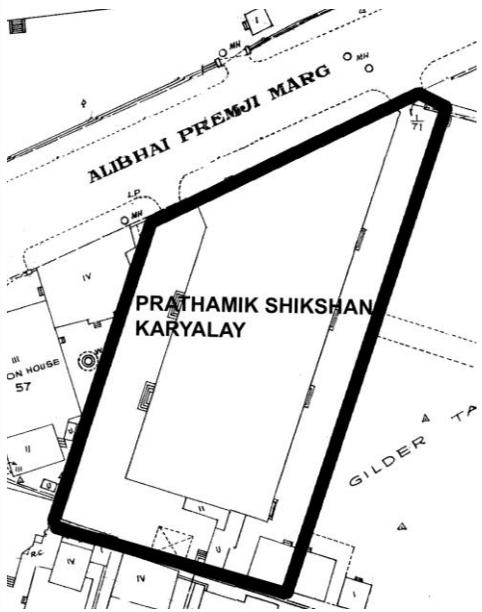


Marble plaque



Decorative cast iron bracket

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

	Common Ref. No.:			
	Card No.: D-85			
	Ward (Part): D-IV			
	CS No.: 1 / 71			
	Plot Area: Not available			
	B U Area: Not available			
	Date: February, 2005			
	Record by: Gauri J, Ojas P			
	Review by: Neera Adarkar			
	Internal: As above			
	External: As above			
	Photo Ref.: T-IV-D:Ward D\ Prathamik Shikshan Karyalaya			
1.0	Denomination			
1.1	Name of Premises	Prathamik Shikshan Karyalaya		
1.2	Earlier Name	Not applicable		
1.3	Built in	1891-1899	Extension Date (if any)	Not applicable
2.0	Access			
2.1	Main	Dr. Dadasaheb Bhadkamkar Marg (Lamington Road)		
2.2	Subsidiary	Not applicable		
3.0	Ownership Pattern			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
4.0	Use			
4.1	Present	Institutional		
4.2	Past	Institutional		
4.3	Usage	Regular library and school use		
5.0	Significance & Value Classification			
5.1	Townscape (Natural / Manmade)	Located on a plot facing Guilder Tank abutting Dr. Dadasaheb Bhadkamkar Marg, which is one of the major North-South arterial roads.		
5.2	Architectural Description	Vernacular style structure has Neo-classical elements on the façade. The central bay is projecting out of the sloping roof. The façade shows rectangular rustication at the corners of the building. The semicircular openings have moulded architraves with a keystone. The second floor has a block of balconies recessed inside.		
5.3	Intrinsic	One of the few buildings which has Neo-classical elements on the façade.		
5.4	Value Classification	A(arc), E	Recommended Grade	II A
6.0	Topography			
6.1	Floors	G + 2		
7.0	Construction			
7.1	Plinth	Plastered stone plinth		
7.2	Walls	Brick walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well, R.C.C. staircase with MS handrails		

7.5	Openings	Semicircular arched openings on first and ground floor with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles, part flat roof terrace		
7.7	Articulation	The semicircular openings have decorative architraves around them. The façade also shows simple rustication on the façade.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Low level stone wall with MS railing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large ground in front		
8.0	Services & Utilities			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
9.0	Condition			
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No sagging observed)		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair (Wooden members in good condition)		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
10.0	Transformation			
10.1	Form	No transformation		
10.2	Structure	Top floor verandah enclosed completely, jali added on all windows.		
10.3	Articulation & Finishes	No transformation		
11.0	DP Remarks / Perceived Threats	Plot reserved for Municipal Primary School on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Prathamik Shikshan Karyalaya



View from Dr. Dadasaheb Bhadkamkar Marg



Channeled rustication on the front façade



Decorative Husk motif seen on the façade

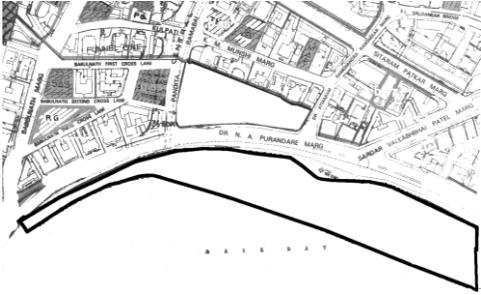


Semicircular arcade on the ground floor



Archivolts around the arched windows

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

	Common Ref. No.:	
	Card No.: D-86	
	Ward (Part): D-IV	
	CS No.: Not applicable	
	Plot Area: Not applicable	
	B U Area: Not applicable	
	Date: March, 2005	
	Record by: Gauri J, Anup S	
	Review by: Neera Adarkar	
	Internal: As above	
	External: As above	
	Photo Ref.: T-IV-D:\Ward D\Girgaum Chowpatty Water front	

1.0	Denomination		
1.1	Name of Premises	Girgaum Chowpatty Water front	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not applicable	Extension Date (if any) Not applicable
2.0	Access		
2.1	Main	Dr. N. A. Purandare Marg	
2.2	Subsidiary	Not applicable	
3.0	Ownership Pattern		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	Government owned	
4.0	Use		
4.1	Present	Public, Recreational	
4.2	Past	Public, Recreational	
4.3	Usage	Regular recreational use	
5.0	Significance & Value Classification		
5.1	Townscape (Natural / Manmade)	Natural water front aligning Dr. N. A. Purandare Marg at Girgaum.	
5.2	Architectural Description	This recreational area in Girgaum area provides as a breather for Mumbai. It is a pleasing sight to watch this water front while on a tiring drive along Chowpatty. Blockage of this breather will lead to the increase of cramped areas in the city.	
5.3	Intrinsic	One of the open areas provides as a breather in the congested city of Mumbai.	
5.4	Value Classification	J, C(seh)	Recommended Grade II A
6.0	Topography		
6.1	Floors	Not applicable	
7.0	Construction		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Fencing provided along the road boundary		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space with natural sand covered area		
8.0	Services & Utilities			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
9.0	Condition			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Good	Maintenance level	Good
10.0	Transformation			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
11.0	DP Remarks / Perceived Threats	Plot reserved as a Recreational Ground on proposed Development Plan. (D.P.)		
12.0	Additional Notes / References / Documents Available	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

Girgaum Chowpatty Water front

